

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2003 Assessment Roll

**Area Name / Number:** Central Bellevue / 92

**Previous Physical Inspection:** 1999 for Subareas 92 – 6 and 10, and 1997 for Subarea 92 – 7

### Sales - Improved Summary:

Number of Sales: 545

Range of Sale Dates: 1/2001 - 12/2002

#### Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2002 Value</b>	\$180,100	\$207,700	\$387,800	\$412,900	93.9%	12.61%
<b>2003 Value</b>	\$191,100	\$215,000	\$406,100	\$412,900	98.4%	12.27%
<b>Change</b>	+\$11,000	+\$7,300	+\$18,300		+4.5%	-0.34%
<b>% Change</b>	+6.1%	+3.5%	+4.7%		+4.8%	-2.70%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.34% and -2.70% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

#### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2002 Value</b>	\$181,200	\$185,500	\$366,700
<b>2003 Value</b>	\$192,300	\$191,900	\$384,200
<b>Percent Change</b>	+6.1%	+3.5%	+4.8%

Number of one to three unit residences in the Population: 5257

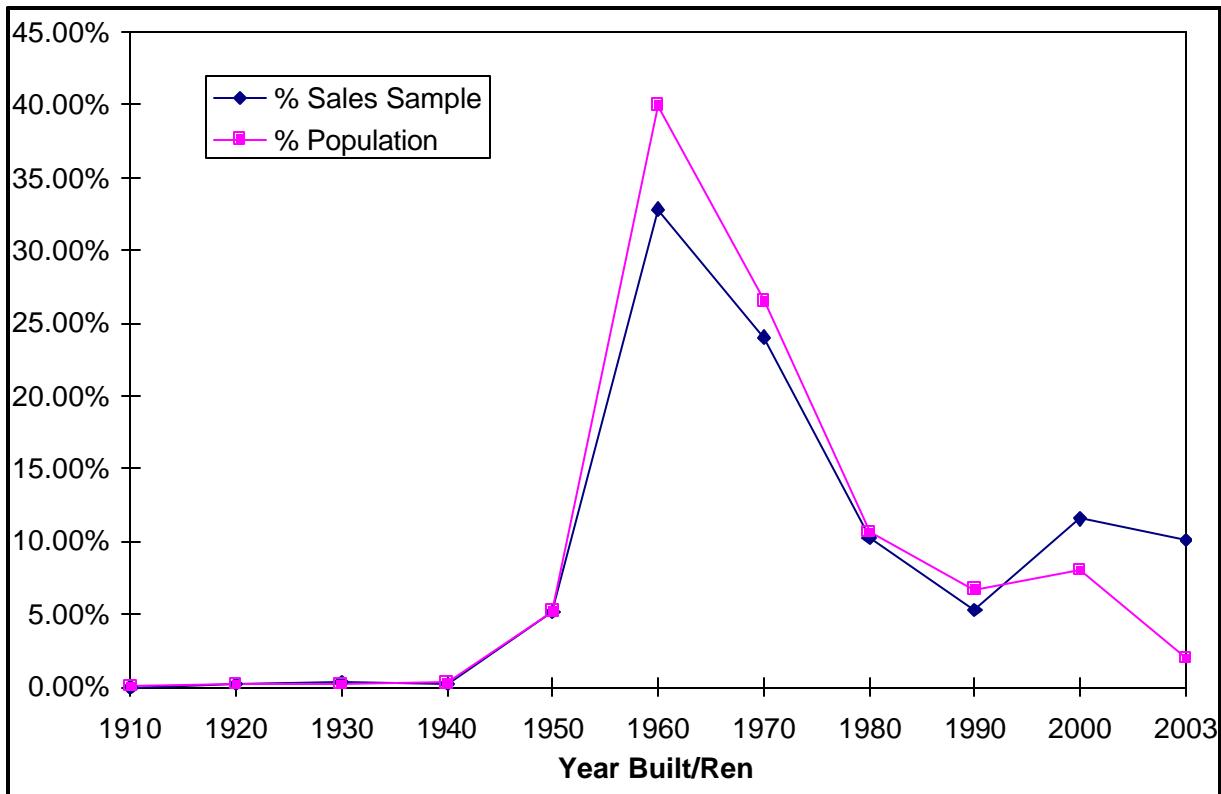
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in Skyridge #2 and #3, Subarea 7 and built between 1980 and 1990, and Subarea 10 had a higher ratio than other improvements and the formula adjusts these properties upward less than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.18%
1930	2	0.37%
1940	1	0.18%
1950	28	5.14%
1960	179	32.84%
1970	131	24.04%
1980	56	10.28%
1990	29	5.32%
2000	63	11.56%
2003	55	10.09%
	545	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	5	0.10%
1920	10	0.19%
1930	12	0.23%
1940	16	0.30%
1950	274	5.21%
1960	2102	39.98%
1970	1396	26.56%
1980	559	10.63%
1990	354	6.73%
2000	424	8.07%
2003	105	2.00%
	5257	

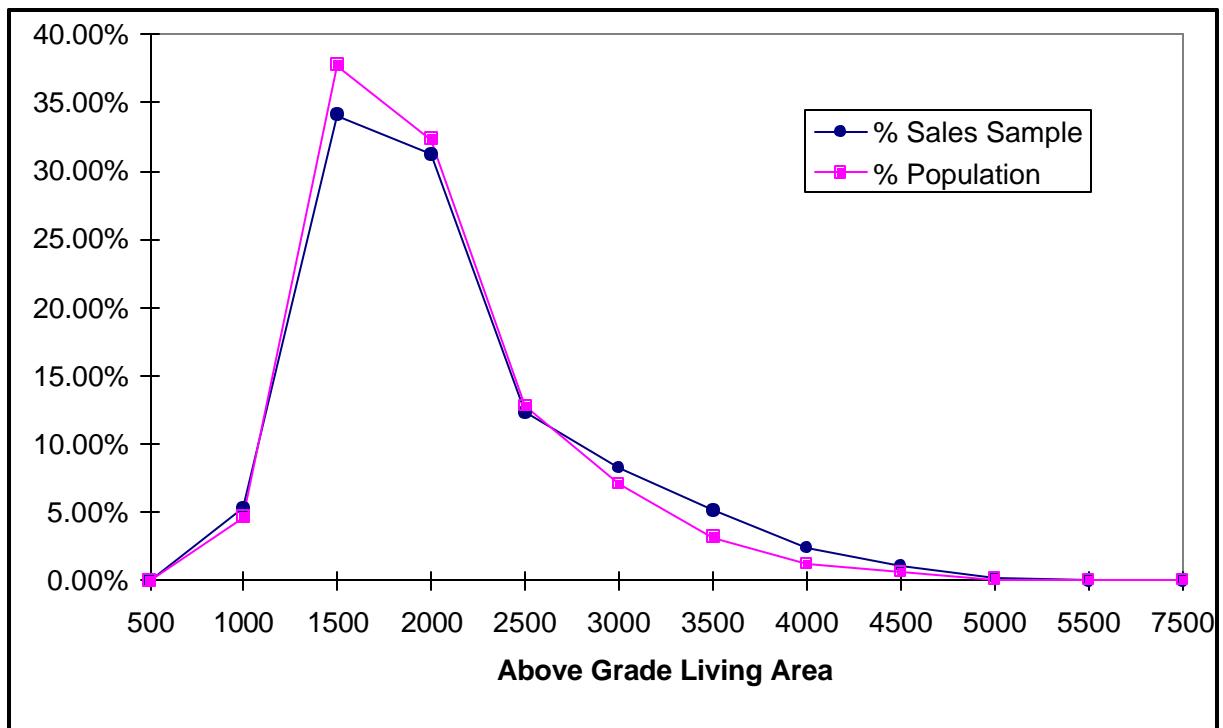


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	29	5.32%
1500	186	34.13%
2000	170	31.19%
2500	67	12.29%
3000	45	8.26%
3500	28	5.14%
4000	13	2.39%
4500	6	1.10%
5000	1	0.18%
5500	0	0.00%
7500	0	0.00%
	545	

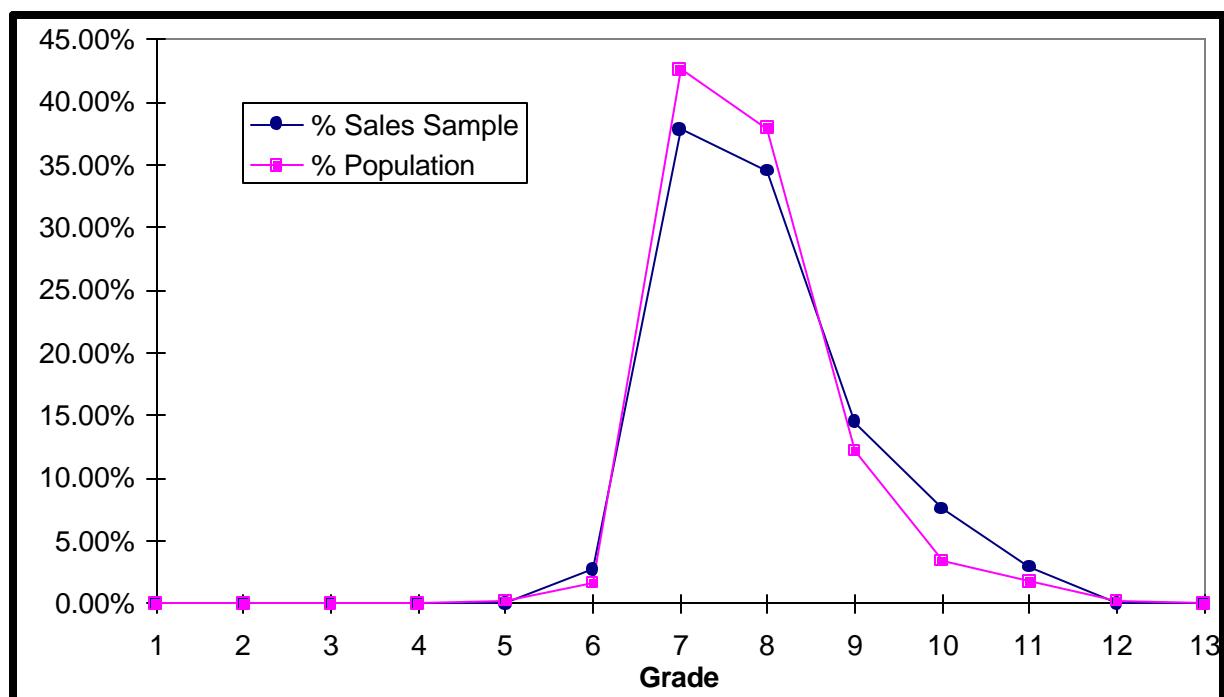
<b>Population</b>		
AGLA	Frequency	% Population
500	0	0.00%
1000	245	4.66%
1500	1986	37.78%
2000	1700	32.34%
2500	674	12.82%
3000	375	7.13%
3500	168	3.20%
4000	65	1.24%
4500	33	0.63%
5000	6	0.11%
5500	2	0.04%
7500	3	0.06%
	5257	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

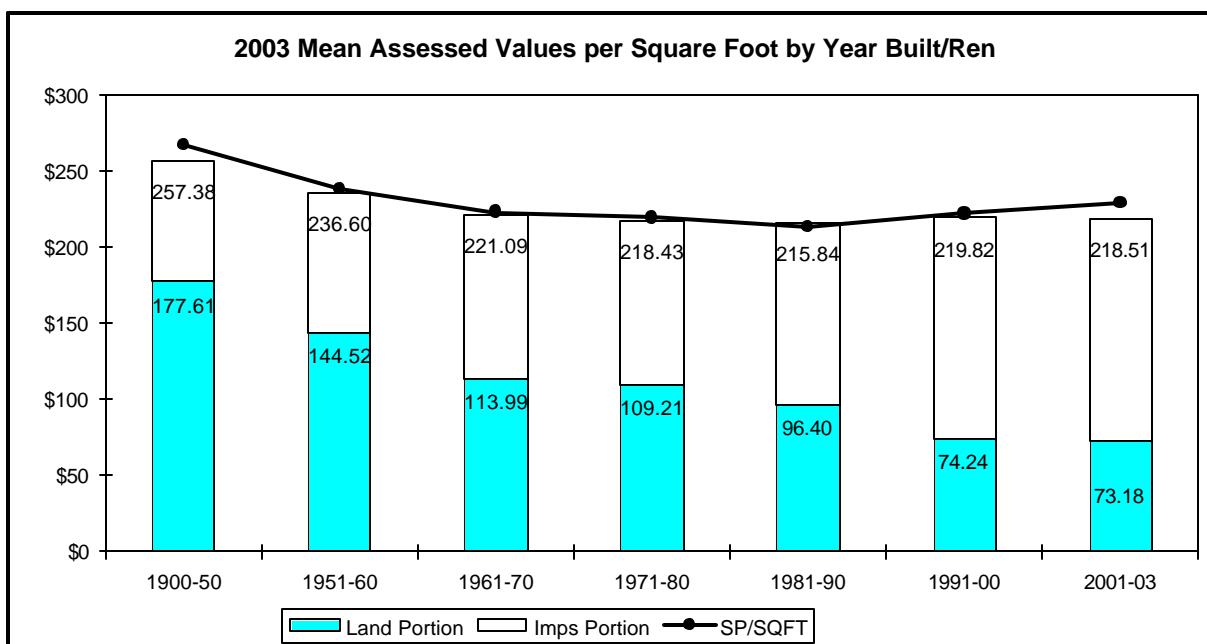
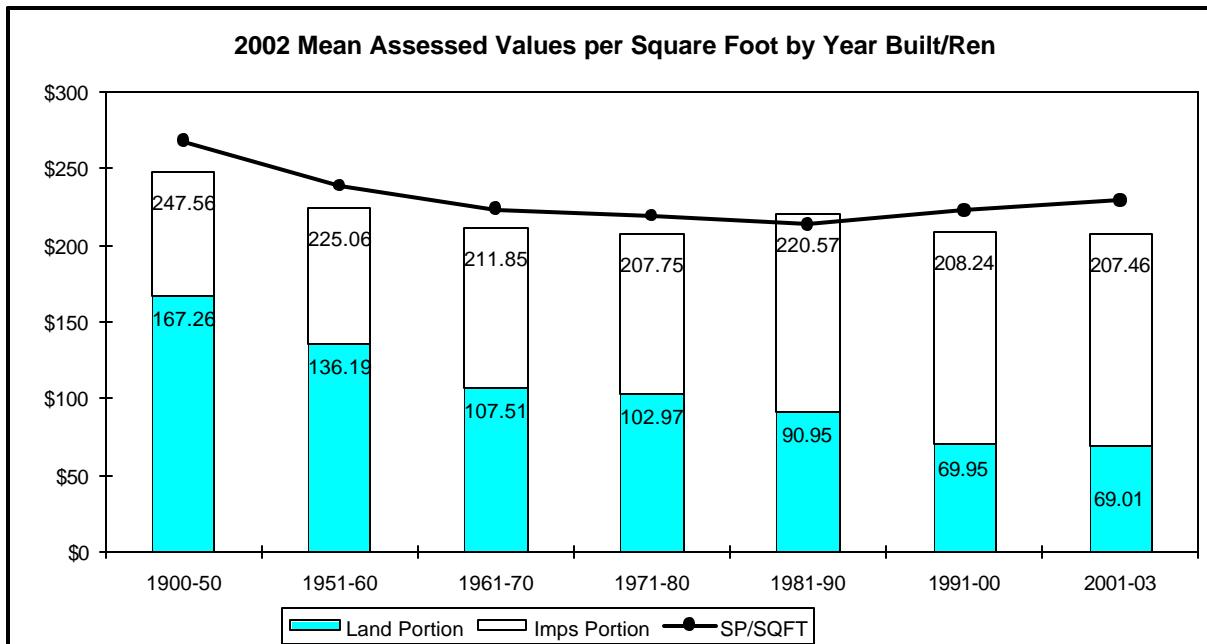
### Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	10	0.19%
6	15	2.75%	6	89	1.69%
7	206	37.80%	7	2237	42.55%
8	188	34.50%	8	1993	37.91%
9	79	14.50%	9	642	12.21%
10	41	7.52%	10	180	3.42%
11	16	2.94%	11	94	1.79%
12	0	0.00%	12	12	0.23%
13	0	0.00%	13	0	0.00%
	545			5257	



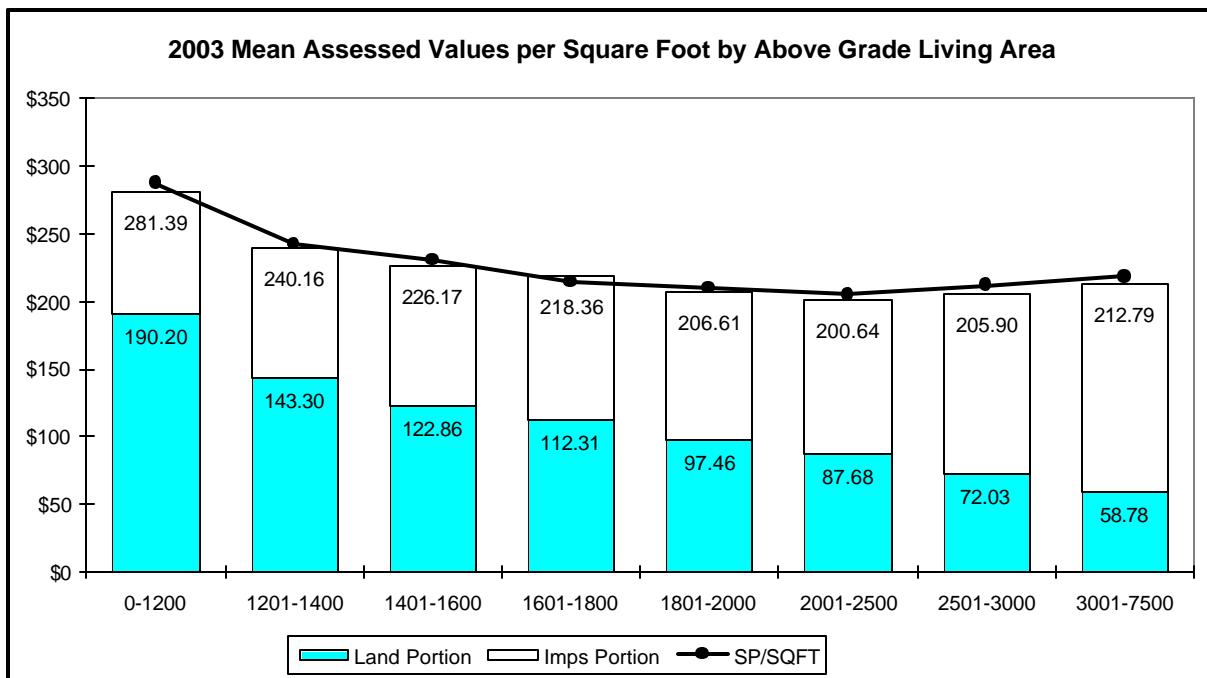
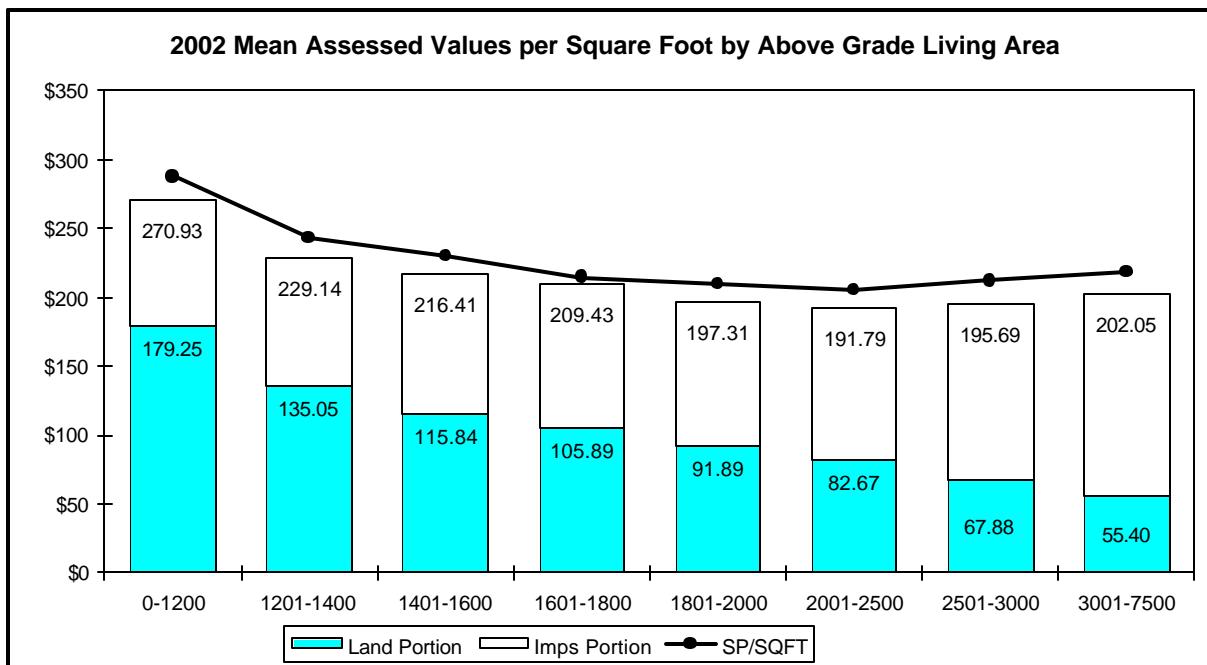
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Year Built or Year Renovated***



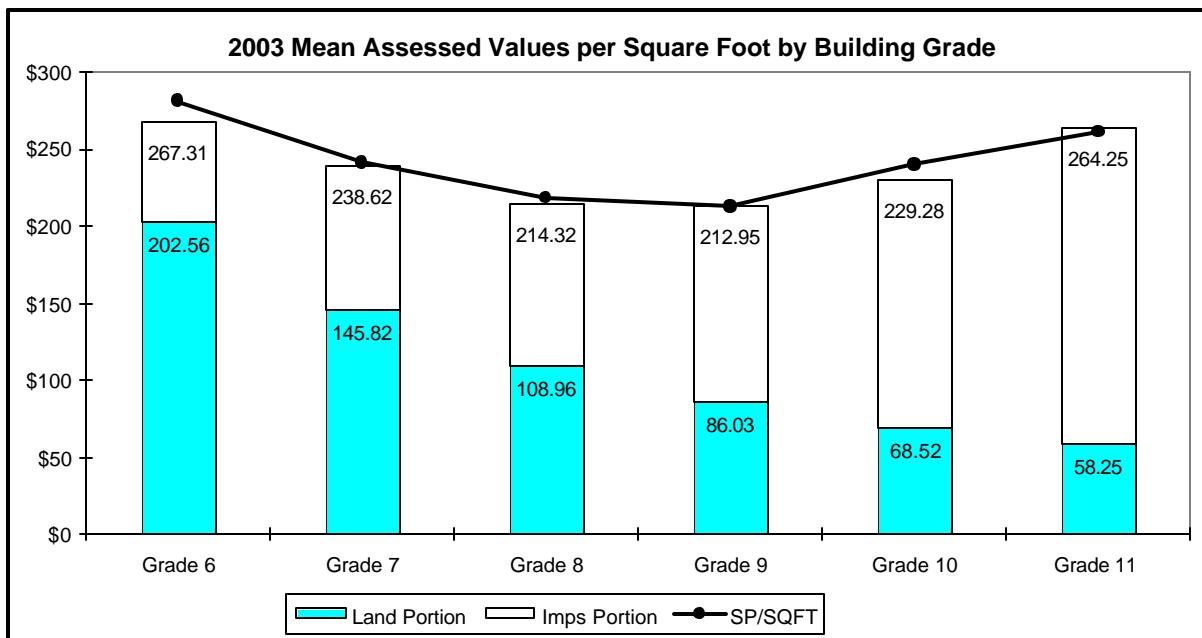
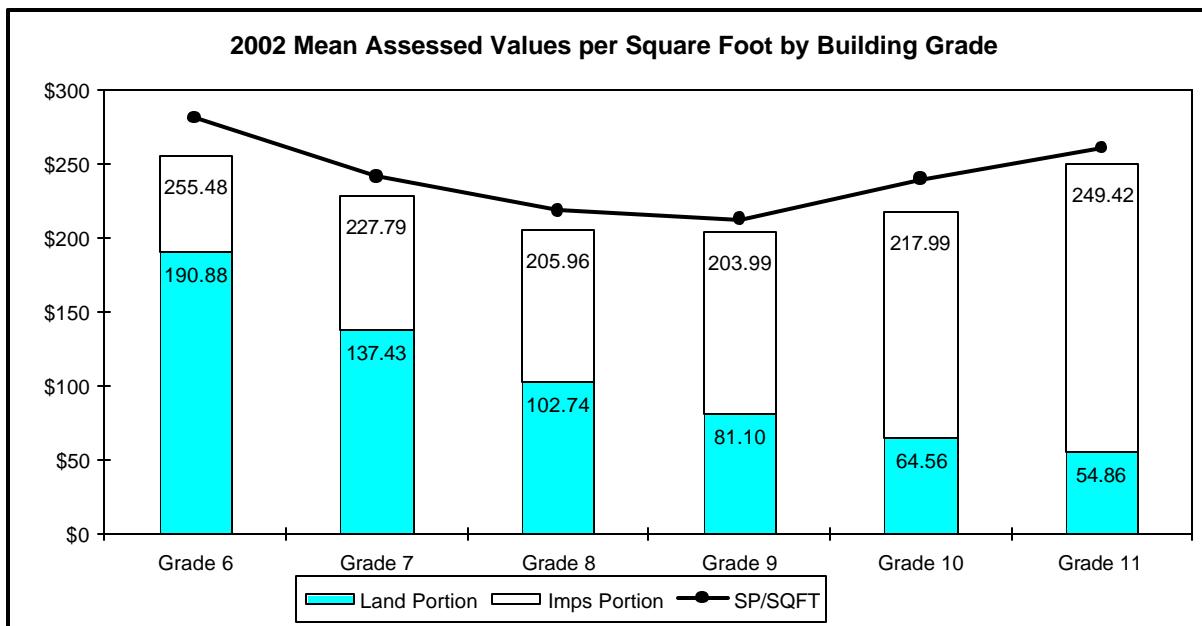
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

Based on the **7** usable land sales available in the area, and their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **6.1%** increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$\text{2003 Land Value} = \text{2002 Land Value} \times \textcolor{red}{1.0645}, \text{with the result rounded down to the next \$1,000.}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **545** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in Skyrige #2 and #3, Subarea 7 and built between 1980 and 1990, and Subarea 10 had a higher ratio than other improvements and the formula adjusts these properties upward less than others thus improving equalization.

The derived adjustment formula is:

$$2003 \text{ Total Value} = 2002 \text{ Total Value} / \{ .9393796 + (0.171827 \text{ if Major} = 781110 \text{ and } 781120) + (0.09771904 \text{ if Subarea} = 7 \text{ and YearBuilt is between 1980 and 1990}) + (0.03307524 \text{ if Subarea} = 10) \}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2003 \text{ Improvements Value} = 2003 \text{ Total Value} \text{ minus } 2003 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + Previous Improvement Value \* 1.035)  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value \* 1.035).  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.  
\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).  
\*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2003 \text{ Total Value} = 2003 \text{ Land Value} + \text{Previous Improvement Value} * 1.035, \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 92 Annual Update Model Adjustments

**2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

6.45%

<b>Skyridge #2 and #3</b>	<b>Yes</b>
% Adjustment	-16.46%
<b>Sub7 YrBuilt &gt;1979&amp;&lt;1991</b>	<b>Yes</b>
% Adjustment	-10.03%
<b>Sub10</b>	<b>Yes</b>
% Adjustment	-3.62%

### **Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, homes located in Skyridge #2 and #3 would receive a -10.01% downward adjustment (6.45% Overall - 16.46% Skyridge #2 and #3). 66 homes out of 5257 would get this adjustment.

Homes located in Subarea 7 and built between 1980 and 1990 would receive a -3.58% downward adjustment (6.45% Overall - 10.03% Subarea = 7 and built between 1980 and 1990). 280 homes out of 5257 would get this adjustment.

Homes located in Subarea 10 would receive a 2.83% upward adjustment (6.45% overall -3.62% Subarea = 10). 1212 homes out of 5257 would get this adjustment.

70% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

### Area 92 Summary of Neighborhood Plat Variables

<b>Plat Number</b>	<b>Plat Name</b>	<b># Sales</b>	<b># Pop</b>	<b>% of Pop</b>	<b>QSTR</b>	<b>Sub</b>	<b>Range of Building Grades</b>	<b>Range of Year Built</b>	<b>Nearest Major Roadway</b>
781110 thru 781120	Skyridge #2 and #3	10	66	15.2%	SW-3-24-5	7	8 - 9	1966 - 1969	13700 SE18th St. and 13700 SE 24 <sup>th</sup> St.

## Area 92 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.4.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
6	15	0.916	0.959	4.8%	0.874	1.044
7	206	0.943	0.989	4.8%	0.971	1.007
8	188	0.938	0.978	4.2%	0.961	0.995
9	79	0.953	0.996	4.5%	0.970	1.023
10	41	0.911	0.958	5.1%	0.927	0.989
11	16	0.953	1.010	5.9%	0.950	1.069
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1950	32	0.921	0.959	4.1%	0.903	1.014
1951-1960	179	0.942	0.991	5.2%	0.971	1.011
1961-1970	131	0.952	0.994	4.4%	0.973	1.015
1971-1980	56	0.941	0.990	5.2%	0.958	1.022
1981-1990	29	1.019	1.003	-1.5%	0.974	1.032
1991-2000	63	0.937	0.990	5.6%	0.963	1.016
2001-2003	55	0.901	0.949	5.3%	0.921	0.976
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Average	234	0.929	0.972	4.6%	0.957	0.986
Good	245	0.942	0.988	4.9%	0.972	1.005
Very Good	66	0.978	1.021	4.4%	0.991	1.051
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	384	0.946	0.989	4.5%	0.977	1.002
1.5	12	0.911	0.969	6.3%	0.843	1.096
2	149	0.930	0.975	4.8%	0.958	0.992

## Area 92 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.4.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-1200	82	0.944	0.980	3.9%	0.950	1.011
1201-1400	76	0.943	0.989	4.8%	0.959	1.018
1401-1600	93	0.939	0.982	4.5%	0.957	1.006
1601-1800	80	0.975	1.017	4.3%	0.992	1.041
1801-2000	54	0.939	0.983	4.7%	0.953	1.013
2001-2500	67	0.932	0.975	4.6%	0.944	1.006
2501-3000	45	0.921	0.969	5.2%	0.934	1.005
3001-7500	48	0.926	0.975	5.3%	0.940	1.010
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	523	0.941	0.986	4.7%	0.975	0.996
Y	22	0.894	0.937	4.8%	0.866	1.009
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	545	0.939	0.984	4.7%	0.973	0.994
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
6	126	0.905	0.962	6.3%	0.935	0.989
7	275	0.945	0.993	5.0%	0.979	1.006
10	144	0.961	0.987	2.7%	0.969	1.005
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<3000	19	0.976	1.021	4.5%	0.998	1.043
03000-05000	11	0.940	0.999	6.3%	0.969	1.029
05001-08000	72	0.920	0.963	4.6%	0.932	0.993
08001-12000	308	0.938	0.980	4.5%	0.968	0.993
12001-16000	69	0.960	1.007	5.0%	0.973	1.041
16001-20000	36	0.931	0.968	4.0%	0.920	1.016
20001-30000	20	0.945	0.999	5.8%	0.922	1.076
30001-3AC	10	0.931	0.990	6.4%	0.875	1.105

## Area 92 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.4.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

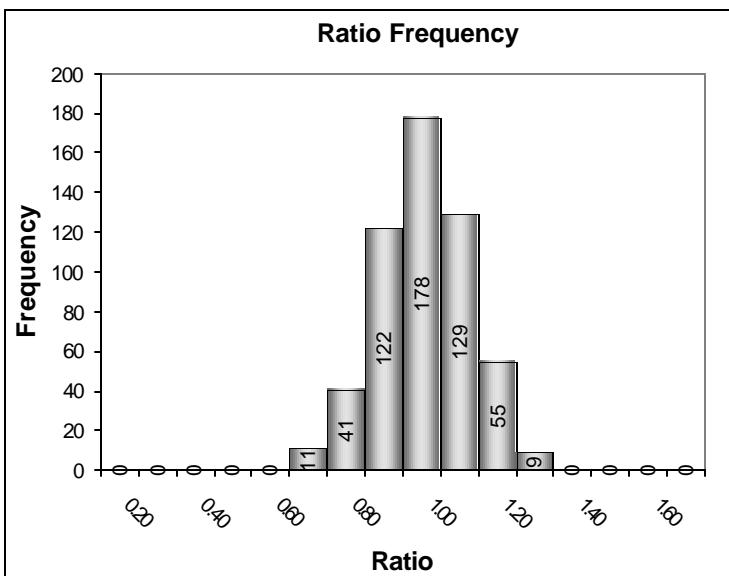
It is difficult to draw valid conclusions when the sales count is low.

Skyridge #2 & #3		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N		535	0.937	0.983	5.0%	0.973	0.994
Y		10	1.111	0.998	-10.2%	0.961	1.034
Sub7 & YrBlt between 1980 and 1990		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N		522	0.936	0.983	5.0%	0.973	0.994
Y		23	1.028	0.990	-3.7%	0.955	1.026
Subarea 10		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N		401	0.932	0.982	5.4%	0.970	0.995
Y		144	0.961	0.987	2.7%	0.969	1.005

# Annual Update Ratio Study Report (Before)

## 2002 Assessments

<b>District/Team:</b> NE / Team I	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 7/29/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> <b>Area 92</b>	<b>Appr ID:</b> <b>WMAT</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	545		
<b>Mean Assessed Value</b>	387,800		
<b>Mean Sales Price</b>	412,900		
<b>Standard Deviation AV</b>	150.128		
<b>Standard Deviation SP</b>	170.959		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.955		
<b>Median Ratio</b>	0.953		
<b>Weighted Mean Ratio</b>	0.939		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.636		
<b>Highest ratio:</b>	1.284		
<b>Coefficient of Dispersion</b>	10.08%		
<b>Standard Deviation</b>	0.121		
<b>Coefficient of Variation</b>	12.61%		
<b>Price Related Differential (PRD)</b>	1.017		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.945		
<i>Upper limit</i>	0.962		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.945		
<i>Upper limit</i>	0.966		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	5257		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.121		
<b>Recommended minimum:</b>	23		
<b>Actual sample size:</b>	545		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	280		
# ratios above mean:	265		
<i>Z:</i>	0.643		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



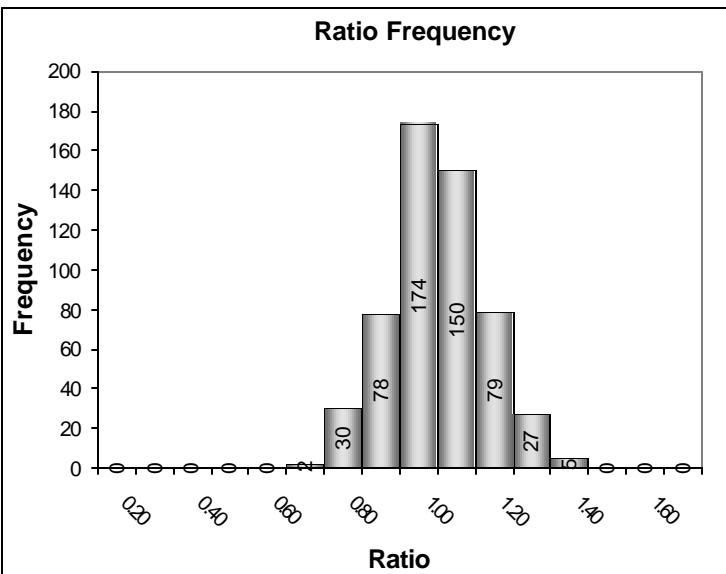
### COMMENTS:

1 to 3 Unit Residences throughout area 92

# Annual Update Ratio Study Report (After)

## 2003 Assessments

<b>District/Team:</b> NE/ Team I	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 7/29/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> <b>Area 92</b>	<b>Appr ID:</b> <b>WMAT</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 545			
<b>Mean Assessed Value</b>	406,100		
<b>Mean Sales Price</b>	412,900		
<b>Standard Deviation AV</b>	159,037		
<b>Standard Deviation SP</b>	170,959		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.999		
<b>Median Ratio</b>	0.994		
<b>Weighted Mean Ratio</b>	0.984		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.675		
<b>Highest ratio:</b>	1.366		
<b>Coefficient of Dispersion</b>	9.72%		
<b>Standard Deviation</b>	0.123		
<b>Coefficient of Variation</b>	12.27%		
<b>Price Related Differential (PRD)</b>	1.015		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.986		
<i>Upper limit</i>	1.002		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.988		
<i>Upper limit</i>	1.009		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	5257		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.123		
<b>Recommended minimum:</b>	24		
<b>Actual sample size:</b>	545		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	281		
# ratios above mean:	264		
<i>Z:</i>	0.728		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 92

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	808540	0576	3/22/01	\$350,000	790	0	6	1951	3	7800	N	N	2416 98TH AV NE
6	507840	0005	3/18/02	\$295,000	870	0	6	1947	3	9345	N	N	10011 NE 13TH ST
6	808540	0507	4/26/02	\$319,000	930	0	6	1954	4	8640	N	N	9851 NE 26TH ST
6	202505	9037	3/12/02	\$350,000	1270	0	6	1925	3	14907	N	N	2802 BELLEVUE WY NE
6	202505	9037	11/7/01	\$225,000	1270	0	6	1925	3	14907	N	N	2802 BELLEVUE WY NE
6	953410	0040	9/12/01	\$350,500	850	420	7	1955	3	7810	N	N	2006 106TH AV NE
6	953310	0050	9/12/01	\$330,000	880	450	7	1952	4	8640	N	N	10214 NE 21ST PL
6	953310	0050	11/21/02	\$312,500	880	450	7	1952	4	8640	N	N	10214 NE 21ST PL
6	507840	0065	5/30/01	\$299,950	890	320	7	1952	3	11610	N	N	1311 102ND AV NE
6	808540	0440	8/26/02	\$340,000	910	820	7	1953	3	8100	N	N	9832 NE 27TH ST
6	953360	0050	10/21/02	\$360,000	950	800	7	1953	3	10273	N	N	10021 NE 22ND ST
6	434880	0010	1/28/02	\$300,000	960	600	7	1952	4	9112	N	N	1210 111TH AV NE
6	434880	0020	3/1/01	\$297,000	960	0	7	1952	4	9112	N	N	1222 111TH AV NE
6	507840	0120	4/4/02	\$314,000	1000	700	7	1952	3	7350	N	N	1430 102ND AV NE
6	634400	0045	4/11/01	\$286,000	1010	590	7	1963	4	12826	N	N	1729 106TH PL NE
6	953410	0025	8/27/02	\$270,000	1010	0	7	1955	3	10150	N	N	10540 NE 21ST PL
6	808540	0385	12/18/02	\$370,000	1020	0	7	1950	4	9384	N	N	9814 NE 28TH ST
6	025000	0075	6/26/01	\$240,000	1040	0	7	1954	4	15569	N	N	10731 NE 28TH ST
6	025000	0240	6/3/02	\$285,000	1080	0	7	1954	4	8233	N	N	10635 NE 26TH ST
6	025000	0240	12/14/01	\$220,000	1080	0	7	1954	4	8233	N	N	10635 NE 26TH ST
6	953310	0220	5/8/01	\$268,000	1100	0	7	1952	4	8667	N	N	10263 NE 20TH PL
6	070800	0070	5/22/02	\$280,000	1110	0	7	1953	3	8630	N	N	1411 108TH AV NE
6	126620	0250	11/14/01	\$275,000	1130	0	7	1953	5	10260	N	N	11013 NE 14TH ST
6	953360	0095	8/6/02	\$390,000	1130	0	7	1953	3	10273	Y	N	10025 NE 21ST ST
6	024900	0035	2/6/02	\$240,000	1150	0	7	1953	5	8855	N	N	10410 NE 26TH ST
6	808540	0401	11/20/02	\$439,000	1160	600	7	1953	3	9656	N	N	9854 NE 28TH ST
6	339150	0050	7/1/01	\$331,500	1170	0	7	1955	3	9040	N	N	10919 NE 18TH ST
6	634400	0010	7/19/02	\$290,000	1180	0	7	1958	4	9112	N	N	10638 NE 18TH ST
6	953310	0160	11/25/02	\$379,000	1180	0	7	1952	3	8640	N	N	10216 NE 20TH PL
6	126620	0005	8/6/02	\$315,000	1180	0	7	1952	3	10260	N	N	11004 NE 15TH ST
6	025000	0050	6/21/02	\$283,500	1180	0	7	1954	3	7761	N	N	2705 NE 107TH ST
6	068500	0155	2/11/02	\$285,000	1200	300	7	1968	4	8442	N	N	10211 NE 24TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	068500	0155	4/11/01	\$279,950	1200	300	7	1968	4	8442	N	N	10211 NE 24TH ST
6	339150	0060	3/19/02	\$302,500	1210	0	7	1955	4	10191	N	N	11006 NE 18TH PL
6	025000	0180	12/11/02	\$298,000	1210	600	7	1954	4	12247	N	N	2653 108TH AV NE
6	339150	0185	8/7/01	\$325,000	1210	0	7	1955	3	10000	N	N	11015 NE 18TH PL
6	434880	0060	6/25/01	\$320,000	1230	0	7	1952	4	5360	N	N	1245 111TH AV NE
6	953310	0030	7/23/01	\$278,000	1240	0	7	1952	3	8640	N	N	10240 NE 21ST PL
6	325050	0010	7/26/02	\$364,000	1260	0	7	1951	3	11700	N	N	1911 100TH AV NE
6	292505	9140	11/13/02	\$300,000	1270	800	7	1956	5	9147	N	N	1216 108TH AV NE
6	024900	0040	9/28/01	\$265,000	1280	0	7	1953	4	7815	N	N	10502 NE 26TH ST
6	634400	0155	3/12/01	\$280,000	1290	0	7	1953	4	9216	N	N	10619 NE 17TH ST
6	024900	0105	5/8/02	\$274,000	1300	0	7	1953	5	8400	N	N	10616 NE 28TH ST
6	024900	0150	7/24/02	\$282,000	1310	0	7	1952	5	8555	N	N	10504 NE 25TH ST
6	068500	0030	6/13/02	\$360,600	1310	0	7	1953	3	9046	N	N	10037 NE 23RD ST
6	278580	0010	6/22/02	\$401,000	1310	1310	7	1957	3	10802	N	N	2508 102ND AV NE
6	278580	0020	7/2/01	\$305,000	1310	1310	7	1957	3	10802	N	N	2528 102ND AV NE
6	808600	0091	3/29/01	\$353,000	1320	0	7	1959	3	11057	N	N	9834 NE 22ND ST
6	278580	0065	2/24/01	\$340,000	1360	0	7	1956	4	12229	N	N	2405 102ND AV NE
6	126620	0160	12/19/01	\$285,000	1410	0	7	1952	5	10260	N	N	11004 NE 14TH ST
6	634400	0135	5/8/02	\$322,000	1420	0	7	1953	3	9380	N	N	1707 108TH AV NE
6	953410	0020	7/16/01	\$339,000	1430	0	7	1955	3	8214	N	N	10530 NE 21ST PL
6	808540	0426	6/25/02	\$510,000	1450	1370	7	1962	4	8520	N	N	2724 98TH AV NE
6	664290	0040	5/3/01	\$329,950	1460	500	7	1953	4	10200	N	N	10011 NE 28TH PL
6	953360	0060	12/11/01	\$357,000	1470	0	7	1953	4	10306	Y	N	10026 NE 21ST ST
6	507840	0280	10/1/02	\$388,900	1490	0	7	1951	4	11360	Y	N	10028 NE 15TH ST
6	507840	0280	5/6/02	\$388,400	1490	0	7	1951	4	11360	Y	N	10028 NE 15TH ST
6	238700	0070	4/26/02	\$344,000	1490	0	7	1963	4	9000	N	N	10434 NE 16TH PL
6	142420	0055	3/29/02	\$320,000	1490	290	7	1950	4	13300	N	N	1406 97TH AV NE
6	808540	0570	5/14/02	\$450,000	1500	0	7	1970	4	10800	N	N	9825 NE 25TH ST
6	024900	0185	7/22/02	\$385,000	1540	0	7	1952	5	8642	N	N	10523 NE 26TH ST
6	066300	0045	7/3/02	\$450,000	1550	0	7	1951	4	14356	N	N	10435 NE 17TH ST
6	238700	0060	9/13/02	\$289,950	1560	0	7	1963	4	9270	N	N	10425 NE 16TH PL
6	325050	0106	6/4/02	\$350,000	1570	0	7	1951	3	10790	N	N	9830 NE 18TH ST
6	025100	0050	6/19/01	\$285,000	1600	0	7	1954	3	9002	N	N	10417 NE 28TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	434880	0085	7/5/01	\$300,000	1620	0	7	1952	3	9112	N	N	1215 111TH AV NE
6	070800	0140	7/25/02	\$350,000	1630	0	7	1953	4	8710	N	N	10627 NE 14TH ST
6	808540	0391	5/23/01	\$412,000	1650	0	7	1953	4	9384	N	N	9836 NE 28TH ST
6	953310	0090	4/1/02	\$307,500	1660	0	7	1954	3	9450	N	N	2019 104TH AV NE
6	953310	0205	4/1/02	\$307,500	1660	0	7	1954	3	9450	N	N	2007 104TH AV NE
6	024900	0245	2/12/02	\$405,000	1670	0	7	1952	5	8964	N	N	10505 NE 25TH ST
6	025000	0090	2/7/02	\$320,000	1690	0	7	1954	5	7660	N	N	10705 NE 28TH ST
6	142420	0090	8/29/02	\$375,000	1690	0	7	1953	4	13300	N	N	9838 NE 14TH ST
6	068500	0230	6/12/02	\$364,950	1700	0	7	1953	3	8442	N	N	10034 NE 23RD ST
6	025100	0110	3/12/01	\$327,000	1780	0	7	1954	4	10889	N	N	10428 NE 28TH PL
6	339150	0215	7/22/02	\$339,000	1800	0	7	1955	4	10000	N	N	10916 NE 17TH ST
6	066300	0040	6/18/01	\$410,000	1820	0	7	1952	4	14070	N	N	10445 NE 17TH ST
6	571000	0005	12/7/01	\$338,500	1910	0	7	1955	3	10320	N	N	9805 NE 16TH ST
6	292505	9110	9/6/02	\$850,000	2000	0	7	1918	5	38803	N	N	2004 104TH AV NE
6	886100	0125	5/24/01	\$455,000	2000	300	7	1953	5	16005	N	N	10057 NE 30TH PL
6	808600	0061	1/14/02	\$405,000	2040	0	7	1958	3	10853	N	N	9849 NE 23RD ST
6	953310	0290	2/21/02	\$432,000	2130	0	7	1953	5	8321	Y	N	2051 102ND AV NE
6	808540	0435	6/27/02	\$469,000	2160	0	7	1952	5	8100	N	N	9814 NE 27TH ST
6	808660	0015	6/7/02	\$520,000	2290	0	7	1954	5	12392	N	N	9845 NE 22ND ST
6	202505	9096	11/27/02	\$289,500	2520	0	7	1950	3	13200	N	N	2410 104TH AV NE
6	953440	0100	5/1/02	\$435,000	2760	0	7	1973	3	7537	N	N	10293 NE 22ND PL
6	808540	0246	4/5/02	\$450,000	1330	1210	8	1953	4	9248	N	N	9848 NE 29TH ST
6	292505	9326	2/14/02	\$305,500	1370	990	8	1978	3	9169	N	N	1909 108TH AV NE
6	138910	0070	11/20/01	\$369,500	1430	360	8	1979	3	7200	N	N	10607 NE 19TH PL
6	796390	0130	9/10/01	\$377,500	1460	1080	8	1958	4	12960	N	N	2020 109TH AV NE
6	507840	0150	3/15/01	\$415,000	1490	0	8	1950	4	13375	N	N	1320 100TH AV NE
6	292505	9234	6/13/02	\$350,000	1490	350	8	1978	3	12100	N	N	1411 110TH AV NE
6	953440	0080	8/29/01	\$345,000	1500	800	8	1966	4	9751	N	N	10273 NE 22ND PL
6	643350	0030	8/2/01	\$426,000	1600	590	8	1967	4	11774	N	N	10035 NE 27TH ST
6	796390	0085	7/9/01	\$387,000	1750	120	8	1970	4	15120	N	N	2219 109TH AV NE
6	292505	9248	8/23/01	\$500,000	1770	700	8	1963	3	12989	N	N	10021 NE 16TH PL
6	856240	0020	3/22/01	\$399,990	1810	0	8	1952	5	8547	N	N	10436 NE 15TH ST
6	808540	0446	11/18/02	\$395,000	2040	330	8	1999	3	8100	N	N	9844 NE 27TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	068500	0095	6/21/01	\$300,000	2050	0	8	1967	4	9520	N	N	2300 103RD AV NE
6	025000	0115	3/15/02	\$680,000	2270	1050	8	1999	3	20381	N	N	2624 107TH AV NE
6	808540	0586	3/7/02	\$654,500	2500	0	8	1974	3	18225	N	N	9818 NE 24TH ST
6	292505	9251	11/16/01	\$595,000	2610	0	8	1995	3	10018	N	N	1623 109TH AV NE
6	024900	0155	10/23/01	\$595,000	2780	0	8	1999	3	8913	N	N	10512 NE 25TH ST
6	664290	0060	11/17/01	\$685,000	3190	0	8	2001	3	10176	N	N	10008 NE 28TH PL
6	068680	0070	7/9/01	\$448,200	1610	940	9	1953	4	27208	N	N	11010 NE 26TH PL
6	068660	0030	12/13/01	\$465,000	1740	0	9	1952	5	34556	N	N	2539 109TH PL NE
6	068680	0005	5/9/01	\$410,000	1780	0	9	1953	4	23418	N	N	2606 109TH PL NE
6	202620	0055	7/1/02	\$975,000	2530	0	9	1999	3	35481	N	N	11 106TH AV NE
6	068500	0170	1/10/02	\$565,000	2700	0	9	2001	3	8442	N	N	10115 NE 24TH ST
6	126620	0327	12/28/01	\$549,990	2730	0	9	2001	3	8556	N	N	1249 112TH AV NE
6	126620	0329	1/21/02	\$620,000	3470	0	9	2001	3	9762	N	N	1241 112TH AV NE
6	808540	0526	8/27/01	\$605,000	2210	0	10	1993	3	8101	N	N	2538 98TH AV NE
6	202505	9263	4/4/02	\$800,000	2560	340	10	2000	3	45719	N	N	11036 NE 24TH ST
6	202505	9263	3/12/01	\$790,000	2560	340	10	2000	3	45719	N	N	11036 NE 24TH ST
6	070800	0065	6/24/01	\$589,050	2640	0	10	1998	3	8629	N	N	1419 108TH AV NE
6	808540	0461	3/18/02	\$770,000	2910	0	10	2001	3	8100	N	N	9839 NE 27TH ST
6	292505	9265	3/25/02	\$930,000	3050	0	10	2001	3	9583	N	N	1524 108TH AV NE
6	202505	9152	7/11/02	\$799,000	3110	0	10	1991	3	12001	N	N	2412 100TH AV NE
6	142420	0096	6/13/02	\$850,000	3180	0	10	2001	3	13300	N	N	9904 NE 14TH ST
6	434000	0050	2/13/02	\$865,000	2710	0	11	1995	3	8578	N	N	1242 108TH AV NE
6	773750	0080	10/10/01	\$925,000	2980	0	11	1994	3	7771	N	N	1256 108TH AV NE
6	292505	9228	11/14/01	\$999,950	3810	0	11	2001	3	13939	N	N	1839 108TH AV NE
6	808540	0590	7/24/01	\$1,150,000	4130	0	11	2001	3	14175	N	N	9830 NE 24TH ST
6	808540	0560	7/12/01	\$1,295,000	4140	0	11	2001	3	16200	N	N	9843 NE 25TH ST
6	202505	9139	8/1/01	\$1,125,000	4440	0	11	1992	3	14650	N	N	2400 100TH AV NE
6	507840	0270	4/8/02	\$1,425,000	4830	0	11	2001	3	11433	N	N	1622 100TH AV NE
7	342505	9045	9/24/02	\$250,000	1170	0	6	1959	5	15246	N	N	13815 SE 7TH ST
7	102405	9092	10/2/02	\$230,000	1180	0	6	1962	5	17761	N	N	13602 SE 26TH ST
7	032405	9045	3/29/02	\$290,000	1180	0	6	1942	5	35719	N	N	809 140TH AV SE
7	282505	9153	6/21/01	\$293,500	1540	400	6	1933	5	10001	N	N	13030 NE 8TH ST
7	330400	0220	6/18/01	\$242,500	760	760	7	1987	3	1875	N	N	365 122ND PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	255200	0050	2/22/02	\$226,000	940	0	7	1962	3	7728	N	N	2633 146TH AV SE
7	620550	0190	8/27/02	\$299,000	1010	860	7	1950	4	11244	N	N	2412 123RD AV SE
7	330400	0140	3/30/01	\$265,000	1020	550	7	1987	3	1625	N	N	324 122ND PL NE
7	330400	0180	5/9/01	\$261,500	1020	550	7	1987	3	1625	N	N	372 122ND PL NE
7	620550	0100	5/14/01	\$252,000	1030	1030	7	1950	4	9576	N	N	12207 SE 25TH ST
7	330400	0190	6/1/01	\$267,000	1040	650	7	1987	3	2680	N	N	396 122ND PL NE
7	326000	0080	9/4/01	\$328,000	1060	770	7	1963	4	7488	N	N	12914 SE 5TH ST
7	618920	0170	1/28/02	\$286,500	1060	440	7	1981	3	14250	N	N	2423 124TH PL NE
7	051450	0105	5/21/01	\$205,000	1120	0	7	1962	4	7500	N	N	2427 138TH AV SE
7	326010	0170	3/28/02	\$295,000	1140	400	7	1969	4	6300	N	N	12422 SE 4TH PL
7	923820	0035	3/8/01	\$239,950	1150	0	7	1958	4	9408	N	N	12640 SE 30TH ST
7	154680	0130	5/30/02	\$306,000	1190	1190	7	1958	5	11844	N	N	2422 127TH AV NE
7	358490	0170	4/1/02	\$279,900	1230	530	7	1967	3	8890	N	N	12935 SE 23RD ST
7	326010	0040	1/17/02	\$300,000	1250	460	7	1963	4	5750	N	N	12640 SE 4TH PL
7	278510	0010	7/12/01	\$349,350	1260	620	7	1962	5	10146	N	N	304 128TH AV SE
7	326010	0310	12/27/02	\$309,950	1260	1000	7	1974	4	7416	N	N	12517 SE 4TH PL
7	956050	0185	8/23/01	\$235,000	1280	1110	7	1967	4	13126	Y	N	2336 128TH AV SE
7	020100	0330	6/5/02	\$343,500	1290	410	7	1967	4	9250	N	N	3020 128TH AV NE
7	020100	0480	4/25/01	\$304,500	1330	620	7	1967	4	9548	N	N	12906 NE 30TH ST
7	020100	0520	7/26/01	\$305,000	1330	830	7	1966	3	10120	N	N	2909 129TH AV NE
7	085290	0020	8/9/01	\$315,000	1340	670	7	1977	4	10797	N	N	511 123RD AV NE
7	956030	0065	8/10/01	\$295,000	1350	1180	7	1978	4	8820	N	N	2630 128TH AV SE
7	051450	0115	3/27/02	\$212,000	1350	0	7	1956	3	7500	N	N	2411 138TH AV SE
7	410000	0130	4/12/01	\$310,000	1370	950	7	1961	4	9996	N	N	12413 SE 26TH PL
7	530710	0110	6/28/01	\$299,950	1370	0	7	1964	4	8380	N	N	12911 SE 29TH PL
7	326000	0110	7/7/02	\$295,000	1370	0	7	1963	3	7350	N	N	512 129TH AV SE
7	332500	0010	6/27/01	\$400,000	1380	1380	7	1967	3	10023	N	N	12804 NE 5TH PL
7	051450	0085	1/10/01	\$210,000	1380	0	7	1956	3	8300	N	N	2455 138TH AV SE
7	332505	9174	11/18/02	\$298,400	1420	0	7	1970	4	13068	N	N	12604 NE 7TH ST
7	020100	0170	3/24/01	\$337,900	1430	0	7	1967	5	9348	N	N	12531 NE 32ND ST
7	020100	0450	6/10/02	\$338,000	1430	0	7	1967	4	6804	N	N	12917 NE 31ST ST
7	247140	0015	9/10/02	\$292,500	1430	0	7	1959	4	11094	N	N	639 130TH AV NE
7	020100	0450	5/10/01	\$302,000	1430	0	7	1967	4	6804	N	N	12917 NE 31ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	020100	0780	3/29/01	\$315,000	1430	0	7	1967	4	11250	N	N	3030 130TH AV NE
7	154680	0105	3/28/01	\$317,500	1450	1450	7	1967	4	11562	N	N	2604 127TH AV NE
7	956030	0050	2/27/01	\$346,242	1470	1140	7	1958	5	9660	N	N	2604 128TH AV SE
7	154680	0005	11/1/01	\$267,500	1470	0	7	1966	4	12800	N	N	2401 127TH AV NE
7	177650	0095	1/31/01	\$238,667	1490	0	7	1963	4	15148	N	N	615 124TH AV NE
7	326010	0250	4/25/01	\$426,500	1540	1500	7	1963	4	7560	N	N	12641 SE 4TH PL
7	923820	0025	4/4/02	\$280,000	1550	0	7	1958	4	9338	N	N	12628 SE 30TH ST
7	020100	0800	11/29/01	\$315,000	1560	0	7	1966	4	11250	N	N	3108 130TH AV NE
7	721571	0070	7/24/01	\$338,000	1570	180	7	1996	3	4351	N	N	2751 124TH AV SE
7	737960	0260	3/12/01	\$243,000	1580	0	7	1962	3	8480	N	N	14220 SE 24TH ST
7	020100	0660	6/13/01	\$329,900	1590	0	7	1966	4	10200	N	N	12915 NE 29TH ST
7	332505	9106	5/30/01	\$280,000	1620	0	7	1958	4	12725	N	N	656 130TH AV NE
7	721571	0060	6/27/02	\$329,800	1630	580	7	1996	3	2666	N	N	2753 124TH AV SE
7	342505	9044	11/28/01	\$427,000	1660	0	7	1960	5	33541	N	N	13623 SE 5TH ST
7	956050	0075	7/27/01	\$350,000	1680	0	7	1959	4	11545	N	N	2340 129TH AV SE
7	954200	0305	12/20/02	\$304,000	1750	0	7	1960	4	15293	N	N	1412 123RD AV SE
7	507690	0035	8/15/02	\$320,000	1790	0	7	1959	3	10884	N	N	2712 124TH AV SE
7	721571	0160	12/19/02	\$300,000	1800	0	7	1996	3	3367	N	N	2769 124TH AV SE
7	951200	0080	11/19/02	\$285,000	1840	0	7	1963	4	8705	N	N	2704 126TH AV SE
7	954160	0575	2/23/01	\$305,000	1850	0	7	1958	5	11766	N	N	2053 127TH AV SE
7	410000	0060	2/13/01	\$307,000	1860	0	7	1961	4	11880	N	N	12446 SE 26TH PL
7	954160	0195	10/8/02	\$340,000	1990	0	7	1958	4	7875	N	N	1725 126TH AV SE
7	530710	0090	7/10/02	\$296,500	2050	0	7	1961	4	12486	N	N	2923 129TH AV SE
7	330400	0060	3/22/01	\$345,000	2100	0	7	1986	3	6948	N	N	365 123RD PL NE
7	247140	0030	6/20/02	\$310,000	2110	0	7	1962	4	11180	N	N	615 130TH AV NE
7	342505	9041	4/11/02	\$515,500	2110	0	7	1994	3	19665	N	N	13819 SE 1ST ST
7	954160	0010	2/12/01	\$462,000	2410	600	7	1957	4	16400	N	N	12415 SE 17TH ST
7	430520	0130	9/18/01	\$310,000	990	660	8	1985	3	7223	N	N	1740 140TH CT SE
7	953891	0100	6/5/01	\$272,500	1060	460	8	1983	3	13800	N	N	13507 SE 24TH ST
7	954260	0060	8/13/01	\$400,000	1170	1080	8	1962	4	7290	Y	N	1418 127TH AV SE
7	326010	0200	4/24/01	\$299,950	1180	500	8	1975	4	4640	N	N	12408 SE 4TH PL
7	618920	0135	8/6/01	\$297,000	1200	620	8	1981	3	18656	N	N	2623 124TH PL NE
7	954180	0061	5/30/01	\$327,950	1240	600	8	1966	4	17250	N	N	2008 123RD AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	278510	0090	1/29/01	\$259,950	1240	800	8	1963	4	9600	N	N	12824 SE 4TH PL
7	278510	0050	10/23/01	\$339,500	1260	1210	8	1962	4	9760	N	N	402 128TH AV SE
7	278500	0251	8/14/01	\$362,500	1300	650	8	1967	4	8265	N	N	37 129TH AV SE
7	326010	0190	2/22/01	\$291,000	1300	570	8	1975	3	7000	N	N	12414 SE 4TH PL
7	883890	0096	5/9/01	\$282,000	1330	1000	8	1977	4	10824	N	N	1808 140TH AV SE
7	954220	0730	12/9/02	\$465,000	1340	700	8	1962	4	5850	Y	N	12128 SE 19TH ST
7	278500	0050	3/14/02	\$290,500	1370	0	8	1968	4	10000	N	N	36 128TH AV SE
7	781121	0070	6/26/02	\$315,000	1380	840	8	1971	4	8480	N	N	2310 138TH AV SE
7	781121	0190	7/3/01	\$300,000	1380	1330	8	1972	4	11165	N	N	2117 138TH AV SE
7	954220	0590	11/12/01	\$349,000	1410	200	8	1967	5	10965	N	N	2008 121ST AV SE
7	954200	0255	4/1/02	\$295,000	1410	290	8	1959	4	11464	N	N	12206 SE 12TH ST
7	020100	0220	6/22/01	\$352,000	1420	1540	8	1978	4	20338	N	N	3131 127TH AV NE
7	781110	0050	12/8/02	\$302,500	1420	500	8	1966	4	9085	N	N	1822 138TH PL SE
7	326000	0240	6/12/02	\$310,000	1430	0	8	1966	4	7475	N	N	12923 SE 6TH PL
7	781121	0330	4/13/01	\$328,500	1430	0	8	1972	4	11700	N	N	2337 138TH AV NE
7	781120	0120	12/26/02	\$300,000	1450	750	8	1968	4	13200	N	N	13703 SE 23RD ST
7	781120	0020	6/22/01	\$288,525	1450	670	8	1968	4	8470	N	N	13904 SE 23RD ST
7	954220	0060	2/12/02	\$385,000	1460	770	8	1965	4	9180	N	N	12032 SE 20TH ST
7	737960	0150	7/12/01	\$289,000	1460	0	8	1962	4	8480	N	N	14202 SE 23RD PL
7	618920	0300	4/3/01	\$386,000	1470	0	8	1956	4	11300	N	N	12518 NE 28TH ST
7	933280	0110	3/22/02	\$395,000	1490	800	8	1966	4	10857	N	N	12807 NE 28TH ST
7	781121	0090	6/6/02	\$315,000	1500	860	8	1976	5	8162	N	N	2334 138TH AV SE
7	326000	0140	7/19/01	\$330,000	1500	690	8	1966	4	7350	N	N	536 129TH AV SE
7	931650	0010	6/8/01	\$282,500	1500	0	8	1983	3	9450	N	N	2290 120TH PL SE
7	154660	0180	6/21/02	\$357,000	1520	0	8	1958	4	10710	N	N	12504 NE 29TH ST
7	332500	0120	12/26/02	\$500,000	1540	1460	8	1968	4	10115	N	N	253 NE 129TH ST
7	154660	0135	10/5/01	\$370,000	1540	860	8	1969	4	10115	N	N	3046 124TH AV NE
7	953890	0140	5/30/02	\$352,000	1540	430	8	1980	3	10140	N	N	2221 135TH PL SE
7	954240	0035	4/23/02	\$278,000	1540	0	8	1959	3	11041	N	N	1505 125TH AV SE
7	233020	0010	12/16/02	\$416,500	1560	850	8	1958	4	12000	N	N	102 128TH AV NE
7	954160	0545	10/23/02	\$353,000	1560	870	8	1970	4	12432	N	N	2008 128TH AV SE
7	516030	0070	4/5/01	\$290,000	1560	0	8	1982	3	10682	N	N	1809 140TH AV SE
7	115940	0070	1/9/01	\$455,000	1570	2000	8	1967	4	11760	N	N	610 129TH PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	954200	0260	10/29/01	\$325,000	1570	970	8	1960	4	11990	N	N	12218 SE 12TH ST
7	933280	0040	5/24/02	\$349,000	1570	700	8	1969	3	10400	N	N	12904 NE 28TH ST
7	737960	0100	4/23/02	\$305,250	1580	0	8	1962	4	8800	N	N	2217 142ND AV SE
7	233280	0040	7/19/01	\$310,000	1580	360	8	1963	4	11475	N	N	148 130TH PL NE
7	154660	0330	3/6/01	\$375,000	1610	870	8	1972	4	12202	N	N	3096 125TH AV NE
7	954200	0010	3/21/01	\$345,500	1620	0	8	1958	5	11450	Y	N	1601 123RD AV SE
7	781110	0030	7/30/01	\$339,500	1630	650	8	1967	4	9085	N	N	1838 138TH PL SE
7	781110	0030	3/14/01	\$312,000	1630	650	8	1967	4	9085	N	N	1838 138TH PL SE
7	781110	0280	10/4/02	\$295,000	1630	600	8	1967	4	8800	N	N	2004 137TH PL SE
7	883890	0004	3/27/01	\$279,950	1630	620	8	1978	4	18900	N	N	2201 140TH PL SE
7	342505	9218	12/5/02	\$380,000	1640	1220	8	1977	4	26136	N	N	13609 SE 7TH ST
7	278500	0430	9/12/01	\$449,000	1650	760	8	1963	4	10400	N	N	204 130TH AV SE
7	737960	0370	8/22/02	\$314,000	1650	0	8	1962	4	8480	N	N	14211 SE 22ND ST
7	954160	0548	6/25/01	\$359,000	1660	1380	8	1967	5	10795	N	N	2012 128TH AV SE
7	883890	0188	1/9/01	\$255,000	1660	0	8	1963	4	8100	N	N	14414 SE 23RD PL
7	247140	0025	12/20/02	\$300,000	1670	0	8	1962	4	11180	N	N	631 130TH AV NE
7	425950	0030	10/2/01	\$296,000	1680	0	8	1958	4	10350	N	N	12448 NE 2ND ST
7	115940	0050	6/7/01	\$445,000	1690	1270	8	1966	5	13200	N	N	624 129TH PL NE
7	252470	0090	10/31/01	\$495,000	1700	800	8	1976	4	19040	N	N	13603 SE 3RD PL
7	252470	0050	8/6/02	\$395,000	1700	460	8	1976	4	20022	N	N	13712 SE 3RD PL
7	507690	0070	7/18/01	\$275,000	1700	0	8	1958	4	9135	N	N	12446 SE 27TH ST
7	115940	0110	2/27/02	\$399,000	1710	1670	8	1969	4	11840	N	N	444 129TH PL NE
7	278500	0270	1/10/01	\$399,000	1730	1050	8	1959	5	10000	N	N	23 129TH AV SE
7	247230	0025	12/18/01	\$370,000	1730	0	8	1967	4	11280	N	N	335 131ST AV NE
7	725400	0070	2/11/02	\$344,950	1730	0	8	2001	3	2578	N	N	13116 SE 26TH ST
7	725400	0080	2/11/02	\$338,250	1730	0	8	2001	3	2811	N	N	13102 SE 26TH ST
7	725400	0040	10/23/01	\$329,950	1730	0	8	2001	3	2726	N	N	13142 SE 26TH ST
7	725400	0060	10/17/01	\$329,950	1730	0	8	2001	3	2967	N	N	13138 SE 26TH ST
7	725400	0050	2/15/02	\$327,950	1730	0	8	2001	3	2631	N	N	13140 SE 26TH ST
7	725400	0030	1/15/02	\$321,950	1730	0	8	2001	3	2442	N	N	13166 SE 26TH ST
7	725400	0020	8/27/01	\$319,950	1730	0	8	2001	3	2529	N	N	13162 SE 26TH ST
7	725400	0010	8/14/01	\$316,950	1730	0	8	2001	3	3452	N	N	13108 SE 26TH ST
7	507690	0060	11/14/01	\$347,000	1740	1380	8	1959	4	8610	N	N	12428 SE 27TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	332505	9114	7/23/02	\$325,000	1740	0	8	1961	4	14374	N	N	12656 NE 4TH ST
7	212505	9121	7/30/01	\$378,000	1760	1640	8	1959	4	17260	N	N	3077 124TH AV NE
7	618920	0050	8/7/02	\$325,000	1760	0	8	1957	3	10350	N	N	12501 NE 28TH ST
7	954220	0610	2/28/02	\$350,000	1780	0	8	1962	3	11130	N	N	12106 SE 20TH PL
7	233000	0100	6/14/02	\$350,000	1790	1750	8	1976	4	11880	N	N	160 129TH AV NE
7	954270	0030	5/29/02	\$375,000	1800	650	8	1985	3	19364	N	N	12934 SE 26TH ST
7	618920	0195	3/25/02	\$365,000	1820	0	8	1956	4	10800	N	N	12513 NE 25TH ST
7	956050	0045	10/16/01	\$345,000	1820	680	8	1969	4	11565	N	N	2630 129TH AV SE
7	233000	0065	4/24/01	\$320,950	1840	0	8	1957	4	10250	N	N	103 129TH AV NE
7	154660	0070	5/1/02	\$330,000	1850	0	8	1958	4	10080	N	N	2911 124TH AV NE
7	071000	0120	8/28/02	\$309,000	1850	0	8	1968	4	8050	N	N	12401 NE 3RD PL
7	154660	0030	6/17/02	\$297,950	1850	0	8	1958	4	15169	N	N	2929 124TH PL NE
7	954200	0025	4/10/02	\$490,000	1890	1010	8	1959	4	10273	N	N	12236 SE 15TH ST
7	115940	0220	10/5/02	\$453,500	1890	1010	8	1967	4	12160	N	N	465 129TH PL NE
7	278500	0470	6/25/02	\$410,000	1900	1240	8	1964	4	10400	N	N	304 130TH AV SE
7	725400	0130	6/24/02	\$385,950	1900	160	8	2001	3	2751	N	N	13148 SE 26TH ST
7	725400	0100	11/27/01	\$384,950	1900	160	8	2001	3	2551	N	N	13108 SE 26TH ST
7	781122	0210	6/13/02	\$350,000	1910	0	8	1984	3	8625	N	N	1914 136TH PL SE
7	725400	0120	10/15/01	\$386,950	1910	160	8	2001	3	3127	N	N	13132 SE 26TH ST
7	954160	0390	7/10/02	\$566,000	1920	680	8	1956	4	11700	Y	N	1860 127TH AV SE
7	725400	0140	2/25/02	\$391,950	1930	170	8	2001	3	2157	N	N	13156 SE 26TH ST
7	725400	0110	8/14/01	\$390,000	1930	170	8	2001	3	2970	N	N	13120 SE 26TH ST
7	725400	0090	12/19/01	\$389,950	1930	170	8	2001	3	2250	N	N	13100 SE 26TH ST
7	430520	0180	5/1/01	\$300,000	1940	0	8	1986	3	9199	N	N	1725 140TH LN SE
7	332500	0070	11/11/02	\$380,500	1960	0	8	1965	4	10030	N	N	12805 NE 5TH PL
7	332500	0070	4/26/01	\$375,000	1960	0	8	1965	4	10030	N	N	12805 NE 5TH PL
7	430520	0230	4/16/02	\$315,000	1970	0	8	1986	3	7200	N	N	1740 140TH LN SE
7	756000	0110	1/25/01	\$363,887	1970	0	8	2000	3	4028	N	N	2401 132ND AV SE
7	756000	0200	2/13/01	\$357,990	1970	0	8	2000	3	4906	N	N	2421 132ND AV SE
7	756000	0250	3/23/01	\$352,557	1970	0	8	2000	3	3502	N	N	2457 132ND AV SE
7	756000	0270	2/25/02	\$348,000	1970	0	8	2000	3	3643	N	N	2473 132ND AV SE
7	954200	0070	10/2/01	\$349,950	2000	0	8	1959	5	23605	N	N	12201 SE 12TH ST
7	154680	0025	8/28/02	\$428,250	2020	660	8	1959	4	10752	N	N	2439 127TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	781122	0410	8/27/01	\$371,750	2050	0	8	1986	3	8250	N	N	1704 137TH PL SE
7	953891	0070	11/29/01	\$350,000	2080	1060	8	1984	4	11958	N	N	13455 SE 24TH ST
7	071000	0050	4/22/02	\$380,000	2150	0	8	1974	5	9628	N	N	12412 NE 4TH PL
7	233290	0020	2/21/02	\$373,900	2200	0	8	1975	4	10350	N	N	13026 NE 1ST ST
7	154660	0650	9/19/01	\$550,000	2220	0	8	1958	5	12600	N	N	2815 127TH AV NE
7	326000	0260	4/3/02	\$381,500	2230	0	8	1966	4	7475	N	N	12922 SE 6TH PL
7	154660	0265	5/21/01	\$475,000	2230	850	8	1978	4	9960	N	N	3060 125TH AV NE
7	933280	0200	9/19/02	\$394,000	2260	0	8	1965	4	11200	N	N	12824 NE 26TH PL
7	154660	0080	12/26/01	\$390,000	2270	0	8	1958	5	15225	N	N	12404 NE 29TH ST
7	954200	0050	5/31/01	\$345,000	2270	0	8	1959	4	9830	N	N	1203 123RD AV SE
7	781122	0550	8/30/01	\$375,000	2280	1050	8	1986	3	8800	N	N	13700 SE 17TH ST
7	954160	0525	12/6/01	\$352,500	2290	0	8	1959	5	24021	N	N	1822 128TH AV SE
7	278510	0120	11/26/01	\$357,500	2300	0	8	1961	5	6750	N	N	12823 SE 4TH PL
7	954200	0205	4/5/01	\$232,000	2300	0	8	1959	4	13887	N	N	12131 SE 10TH ST
7	954180	0145	4/11/01	\$585,000	2320	1970	8	1959	4	22400	Y	N	2041 123RD AV SE
7	865350	0018	12/11/02	\$555,000	2400	1490	8	1952	4	20106	N	N	13649 MAIN ST
7	781122	0390	10/1/02	\$359,950	2430	0	8	1986	3	8175	N	N	1716 137TH PL SE
7	342505	9093	5/22/01	\$525,000	2480	0	8	1951	5	14484	N	N	437 140TH AV NE
7	342505	9199	9/25/02	\$420,000	2810	0	8	1955	4	22215	N	N	265 140TH AV NE
7	154660	0555	5/15/01	\$515,000	3300	0	8	1959	4	11160	N	N	12607 NE 30TH ST
7	954160	0370	7/10/01	\$435,000	1420	680	9	1977	4	17400	N	N	12720 SE 20TH PL
7	954285	0240	3/14/02	\$342,000	1550	560	9	1977	4	9988	N	N	2142 130TH PL SE
7	933290	0020	7/10/02	\$473,000	1570	1300	9	1966	3	12325	N	N	12919 NE 25TH PL
7	781120	0190	9/7/01	\$345,000	1630	700	9	1968	5	8162	N	N	2236 SE 137TH PL
7	954230	0140	3/20/01	\$469,950	1640	1450	9	1966	4	11608	N	N	1307 121ST AV SE
7	781120	0010	9/5/02	\$335,900	1640	840	9	1968	4	9265	N	N	2220 139TH PL SE
7	954285	0660	7/17/02	\$450,000	1670	920	9	1979	4	7650	N	N	12806 SE 22ND PL
7	933280	0270	6/1/01	\$377,500	1690	1070	9	1971	4	10400	N	N	12813 NE 26TH PL
7	954210	0115	3/25/02	\$379,000	1700	1460	9	1963	4	16467	N	N	12136 SE 23RD ST
7	954285	0290	6/19/02	\$424,000	1700	930	9	1977	3	8580	N	N	2118 130TH PL SE
7	883890	0011	8/26/02	\$310,000	1730	770	9	1966	4	22950	N	N	2128 140TH PL SE
7	954230	0220	3/28/01	\$440,000	1750	790	9	1968	4	8677	N	N	12145 SE 13TH ST
7	919550	0100	4/18/01	\$390,000	1750	160	9	1988	3	10853	Y	N	12201 NE 3RD PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	954250	0060	10/7/02	\$440,000	1780	1020	9	1962	5	11400	N	N	12517 SE 14TH ST
7	781120	0200	4/9/02	\$335,000	1790	750	9	1968	5	8500	N	N	13702 SE 23RD ST
7	233270	0020	7/17/01	\$465,000	1840	0	9	1964	4	10920	N	N	210 131ST AV NE
7	954285	0160	8/29/01	\$338,800	1840	1100	9	1977	4	11200	N	N	2013 130TH AV SE
7	247230	0010	8/23/01	\$496,000	1860	1180	9	1976	4	13300	N	N	324 131ST AV NE
7	781110	0260	5/23/01	\$415,000	1880	460	9	1967	5	19630	N	N	13747 SE 20TH ST
7	233270	0035	10/3/02	\$437,500	1910	0	9	1964	4	10920	N	N	186 131ST AV NE
7	954285	0580	12/12/02	\$425,750	1940	1100	9	1978	4	9690	N	N	2011 129TH AV SE
7	954180	0158	3/20/01	\$400,000	1970	680	9	1963	4	12600	Y	N	2001 123RD AV SE
7	954285	0140	5/22/01	\$358,500	1970	390	9	1979	4	10660	N	N	12903 SE 19TH PL
7	756950	0070	8/1/02	\$405,000	2020	470	9	1999	3	2601	N	N	2375 132ND AV SE
7	756950	0020	2/5/01	\$385,000	2020	470	9	1999	3	2755	N	N	2395 132ND AV SE
7	954285	0190	10/24/02	\$435,000	2070	1050	9	1977	4	10626	N	N	2119 130TH PL SE
7	954285	0180	11/5/02	\$365,000	2080	0	9	1977	4	9880	N	N	2109 130TH PL SE
7	865350	0056	5/1/02	\$450,000	2090	0	9	1978	3	20037	N	N	13657 SE 1ST ST
7	954240	0065	5/15/01	\$395,000	2100	0	9	1959	4	9680	N	N	12504 SE 16TH ST
7	447190	0040	7/24/02	\$642,450	2160	1150	9	2001	3	7025	N	N	2399 140TH WY SE
7	447190	0030	3/15/02	\$522,000	2160	1230	9	2001	3	7430	N	N	2387 140TH WY SE
7	756950	0090	10/15/02	\$446,500	2200	720	9	1999	3	3460	N	N	2367 132ND AV SE
7	760580	0030	10/10/02	\$451,000	2200	0	9	1999	3	5793	N	N	13420 NE 12TH PL
7	756950	0110	5/10/01	\$431,000	2210	720	9	1999	3	3327	N	N	2361 132ND AV SE
7	954230	0100	2/21/02	\$348,000	2230	0	9	1964	5	11762	N	N	1333 121ST AV SE
7	954210	0007	3/26/02	\$548,680	2240	1510	9	1997	3	11343	Y	N	12134 SE 21st St
7	954230	0660	8/13/02	\$419,000	2310	0	9	1964	5	10401	N	N	12151 SE 16TH PL
7	342505	9185	3/21/01	\$405,000	2520	1270	9	1976	4	21238	N	N	13633 SE 5TH ST
7	342505	9060	11/19/01	\$410,000	2570	0	9	1990	3	17545	N	N	717 140TH AV SE
7	883890	0174	4/29/02	\$455,000	2570	0	9	1998	3	17286	N	N	2000 144TH AV SE
7	933280	0310	8/15/01	\$362,500	2590	0	9	1966	4	11700	N	N	12927 NE 26TH PL
7	342505	9183	2/1/01	\$455,000	2660	0	9	1965	4	37461	N	N	13622 SE 5TH ST
7	919550	0010	5/4/01	\$473,500	2690	0	9	1990	3	10857	N	N	12399 NE 3RD PL
7	954230	0650	11/4/02	\$485,000	2760	0	9	1965	4	11390	Y	N	12154 SE 16TH PL
7	856140	0070	4/24/01	\$395,000	2790	0	9	1961	5	10281	N	N	920 130TH AV NE
7	954230	0050	5/15/02	\$412,500	2840	0	9	1966	4	13510	N	N	1513 121ST AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	447190	0080	12/27/01	\$569,000	2860	0	9	2001	3	7182	N	N	2308 140TH WY SE
7	447190	0070	7/25/02	\$569,000	2860	0	9	2000	3	6543	N	N	2320 140TH WY SE
7	760580	0100	11/8/02	\$570,000	2860	0	9	1999	3	6054	N	N	13588 NE 12TH PL
7	233270	0040	10/1/01	\$475,691	2870	0	9	1964	4	11060	N	N	172 131ST AV NE
7	756000	0310	4/25/01	\$619,000	2910	790	9	2001	3	7774	N	N	2420 130TH AV SE
7	756000	0350	3/7/02	\$590,000	2910	0	9	2001	3	8164	N	N	2498 130TH AV SE
7	756000	0340	2/22/02	\$587,888	2910	790	9	2001	3	8052	Y	N	2470 130TH AV SE
7	756000	0330	1/30/02	\$565,000	2910	790	9	2001	3	8009	Y	N	2452 130TH AV SE
7	447190	0090	7/23/01	\$584,000	3190	0	9	2001	3	7409	N	N	2290 140TH WY SE
7	946800	0100	11/21/01	\$460,000	3200	0	9	1996	3	10556	N	N	2502 134TH AV SE
7	954285	0380	7/31/02	\$463,000	3220	0	9	1979	3	16200	N	N	1906 130TH AV SE
7	154660	0350	7/12/01	\$547,500	3580	0	9	1974	4	16643	N	N	3050 126TH AV NE
7	954160	0559	2/16/01	\$715,000	1980	2280	10	2000	3	13000	N	N	12806 SE 20TH PL
7	342505	9117	9/12/02	\$617,500	2150	1000	10	1961	4	24642	N	N	255 140TH AV NE
7	067210	0060	7/31/02	\$765,000	2470	980	10	2001	3	19361	N	N	1025 134TH AV NE
7	883890	0195	5/21/02	\$575,000	2570	440	10	2000	3	9289	N	N	14452 SE 24TH ST
7	247210	0095	1/16/01	\$600,000	2870	0	10	1995	3	12000	N	N	615 131ST AV NE
7	247210	0095	10/14/02	\$550,000	2870	0	10	1995	3	12000	N	N	615 131ST AV NE
7	883890	0193	2/22/02	\$560,000	2930	0	10	2000	3	7544	N	N	14436 SE 24TH ST
7	342505	9270	4/11/02	\$725,000	2955	0	10	2000	3	16130	N	N	219 140TH AV NE
7	342505	9221	9/8/01	\$765,000	3070	760	10	2000	3	32670	N	N	13739 2ND ST
7	342505	9220	7/26/01	\$755,000	3070	830	10	2000	3	32670	N	N	13685 2ND ST
7	439765	0100	11/5/02	\$572,000	3110	0	10	2000	3	5867	N	N	1835 145TH PL SE
7	883890	0191	6/12/02	\$580,000	3170	0	10	2000	3	9182	N	N	14418 SE 24TH ST
7	439765	0070	6/26/01	\$470,000	3260	0	10	1999	3	6184	N	N	1853 145TH PL SE
7	439765	0010	7/6/01	\$549,000	3270	0	10	2000	3	8262	N	N	1883 145TH PL SE
7	342505	9242	12/5/02	\$680,000	3310	0	10	1992	3	25369	N	N	13822 SE 7TH ST
7	342505	9100	3/26/02	\$823,652	3670	0	10	2001	3	16130	N	N	211 140TH AV NE
7	865350	0029	2/21/02	\$950,000	3720	0	10	2001	3	17892	N	N	13654 SE 1ST ST
7	067210	0062	11/18/02	\$795,000	3910	0	10	2001	3	13375	N	N	1057 134TH AV NE
7	207770	0084	12/12/01	\$623,650	3930	0	10	2001	3	20249	N	N	13865 SE 10TH ST
7	342505	9272	11/16/01	\$831,500	4060	0	10	2000	3	11544	N	N	13775 NE 2ND PL
7	212505	9196	6/20/01	\$1,020,000	3140	568	11	2001	3	10501	N	N	12868 NE 24TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	212505	9193	6/28/02	\$820,000	3160	570	11	2001	3	10501	N	N	12930 NE 24TH ST
7	067210	0059	6/11/01	\$615,000	3350	0	11	1995	3	13663	N	N	13211 NE 10TH PL
7	342505	9259	6/11/01	\$660,000	3390	0	11	1998	3	13762	N	N	451 140TH AV NE
7	067210	0055	4/25/01	\$659,900	3520	0	11	1995	3	17746	N	N	13227 NE 10TH PL
7	212505	9149	6/20/01	\$985,000	3950	0	11	2000	3	10501	N	N	12942 NE 24TH ST
7	212505	9197	1/15/02	\$950,000	3950	0	11	2000	3	10502	N	N	12832 NE 24TH ST
10	316960	0035	3/29/01	\$250,000	770	320	6	1947	3	12150	N	N	10422 SE 14TH ST
10	259170	0050	8/22/02	\$262,000	870	0	6	1952	5	6080	N	N	1109 107TH AV SE
10	245050	0070	7/12/01	\$282,000	940	0	6	1950	4	12170	N	N	3039 110TH AV SE
10	732490	0010	12/3/02	\$339,000	970	280	6	1946	4	13635	N	N	2118 108TH AV SE
10	245050	0055	10/30/02	\$266,800	980	0	6	1950	4	8114	N	N	3015 110TH AV SE
10	316960	0030	6/27/02	\$269,950	1100	480	6	1947	4	7000	N	N	1314 104TH AV SE
10	700010	0682	11/8/02	\$231,000	820	0	7	1952	4	10000	N	N	3220 112TH AV SE
10	316960	0025	9/30/02	\$258,000	820	820	7	1947	3	6500	N	N	1330 104TH AV SE
10	245100	0080	5/9/02	\$303,000	830	0	7	1951	4	8885	N	N	11021 SE 30TH ST
10	221300	0025	7/24/01	\$245,000	860	0	7	1950	4	9030	N	N	10436 SE 13TH ST
10	221300	0065	3/21/01	\$253,500	880	0	7	1948	4	9165	N	N	10435 SE 13TH ST
10	814610	0680	4/10/02	\$320,000	940	340	7	1953	4	8240	N	N	200 111TH AV SE
10	668450	0020	12/12/01	\$289,000	940	0	7	1952	4	6900	N	N	1439 105TH AV SE
10	573960	2230	11/7/01	\$235,000	960	0	7	1954	4	6000	N	N	1027 107TH AV SE
10	573960	2270	10/4/01	\$225,000	1010	0	7	1953	4	6000	N	N	1003 107TH AV SE
10	052405	9121	11/6/01	\$250,000	1010	230	7	1949	3	15061	N	N	1419 108TH AV SE
10	672970	0010	3/26/02	\$240,000	1020	0	7	1952	3	8113	N	N	112 110TH PL SE
10	065000	0045	6/14/01	\$275,000	1040	420	7	1951	4	8280	N	N	333 108TH AV SE
10	245000	0160	5/3/02	\$380,000	1050	400	7	1949	4	8114	N	N	3118 109TH AV SE
10	052405	9168	5/1/02	\$298,000	1080	1080	7	1951	3	19166	N	N	1430 104TH AV SE
10	052405	9229	12/24/02	\$254,000	1100	760	7	1958	3	8276	N	N	1112 BELLEVUE WY SE
10	245050	0005	12/9/02	\$355,000	1120	750	7	1958	4	8114	N	N	10923 SE 28TH ST
10	052405	9148	1/4/01	\$339,900	1130	0	7	1945	5	9583	N	N	1415 108TH AV SE
10	245100	0085	9/19/01	\$329,990	1160	0	7	1951	4	8888	N	N	11011 SE 30TH ST
10	386090	0105	7/11/01	\$460,000	1190	770	7	1952	4	21248	N	N	10406 SE 19TH ST
10	052405	9216	10/7/02	\$325,000	1200	900	7	1957	3	10018	N	N	1205 108TH AV SE
10	573960	2315	11/1/01	\$290,000	1220	0	7	1963	3	8000	N	N	1028 107TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	245000	0320	3/11/02	\$359,000	1230	800	7	1951	4	8114	N	N	3126 108TH AV SE
10	245000	0150	9/23/02	\$399,900	1240	670	7	1952	4	8114	N	N	3126 109TH AV SE
10	532610	0100	4/24/01	\$221,000	1250	0	7	1947	3	6555	N	N	1641 108TH AV SE
10	242570	0050	9/20/02	\$335,000	1260	600	7	1957	5	15300	N	N	10829 SE 12TH ST
10	071100	0010	1/24/01	\$310,000	1280	0	7	1993	3	9568	N	N	10411 SE 20TH ST
10	321060	0020	3/7/02	\$429,900	1300	730	7	1963	3	8890	N	N	1029 109TH AV SE
10	082405	9248	8/12/02	\$324,000	1300	0	7	1963	3	10882	N	N	11132 SE 29TH PL
10	573960	2490	2/26/02	\$235,000	1310	0	7	1951	4	6000	N	N	10716 SE 10TH ST
10	245050	0235	7/24/01	\$435,000	1320	1210	7	1947	4	12170	N	N	3038 108TH AV SE
10	700010	0478	7/2/01	\$325,000	1320	700	7	1968	3	10160	N	N	2940 112TH AV SE
10	668450	0025	9/17/02	\$361,000	1330	0	7	1952	4	6900	N	N	1431 105TH AV SE
10	064400	0180	2/1/02	\$377,500	1330	0	7	1953	4	10626	N	N	10927 SE 25TH ST
10	814610	0325	3/26/01	\$289,000	1330	0	7	1961	4	7500	N	N	221 109TH AV SE
10	245000	0030	1/23/01	\$345,000	1340	0	7	1951	4	8113	N	N	3133 110TH AV SE
10	052405	9211	12/5/01	\$300,000	1380	1000	7	1955	3	14374	N	N	1314 BELLEVUE WY SE
10	082405	9207	4/6/02	\$280,500	1380	0	7	1955	3	7840	N	N	10639 SE 25TH ST
10	672970	0025	12/17/02	\$284,000	1390	0	7	1953	4	7753	N	N	130 110TH PL SE
10	672970	0025	8/15/01	\$267,000	1390	0	7	1953	4	7753	N	N	130 110TH PL SE
10	573960	2300	9/13/01	\$258,000	1390	0	7	1953	4	7000	N	N	1020 107TH AV SE
10	052405	9102	10/30/01	\$365,500	1410	0	7	1946	5	19166	N	N	10806 SE 16TH ST
10	386040	0166	8/23/02	\$380,000	1420	0	7	1951	4	6000	N	N	10409 SE 22ND ST
10	700010	0641	10/8/02	\$430,000	1420	1670	7	1972	4	20000	N	N	3040 112TH AV SE
10	532610	0010	11/13/02	\$429,000	1470	440	7	1947	5	10250	N	N	1608 106TH AV SE
10	245050	0260	8/4/02	\$278,000	1480	0	7	1952	3	9466	N	N	3006 108TH AV SE
10	700010	0492	5/14/01	\$261,000	1540	0	7	1958	4	16510	N	N	11234 SE 30TH ST
10	814630	0250	10/22/02	\$349,000	1560	0	7	1959	5	8550	N	N	217 110TH PL SE
10	245100	0060	2/22/02	\$317,500	1560	0	7	1951	5	8873	N	N	11049 SE 30TH ST
10	386040	0120	7/1/02	\$377,500	1610	0	7	1947	4	19518	N	N	2223 108TH AV SE
10	082405	9256	8/9/02	\$389,950	1640	0	7	1963	4	11897	N	N	11140 SE 29TH PL
10	064420	0070	8/12/02	\$380,000	1650	870	7	1961	3	11200	N	N	11019 SE 25TH ST
10	052405	9104	12/12/01	\$359,950	1660	0	7	1946	4	10783	N	N	1430 108TH AV SE
10	386090	0110	9/17/02	\$410,000	1670	0	7	1952	5	7398	N	N	10402 SE 19TH ST
10	732490	0045	1/18/01	\$405,000	1810	0	7	1950	4	9090	N	N	2107 109TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	386040	0226	11/25/02	\$365,000	1830	0	7	1952	4	9468	N	N	10648 SE 22ND ST
10	573960	2450	5/29/02	\$296,500	1890	0	7	1954	5	6000	N	N	820 107TH AV SE
10	245000	0235	9/19/02	\$395,000	1930	0	7	1948	5	10818	N	N	3247 109TH AV SE
10	064400	0015	9/26/02	\$420,000	2060	0	7	1952	4	11413	N	N	2426 108TH AV SE
10	064400	0015	5/10/01	\$410,000	2060	0	7	1952	4	11413	N	N	2426 108TH AV SE
10	071100	0095	9/20/01	\$435,000	2070	0	7	1989	3	9571	N	N	10424 SE 20TH ST
10	245050	0145	12/16/02	\$455,000	2080	0	7	1995	3	9601	N	N	2810 109TH AV SE
10	386040	0225	2/19/01	\$345,000	2120	0	7	1951	5	9471	N	N	10642 SE 22ND ST
10	082405	9293	6/21/02	\$375,000	2180	0	7	1980	3	10890	N	N	3115 108TH AV SE
10	732490	0068	7/8/02	\$385,000	2180	0	7	1994	3	7634	N	N	2127 109TH AV SE
10	064400	0145	7/24/01	\$335,000	1000	0	8	1951	4	9727	N	N	10904 SE 26TH ST
10	065000	0010	10/5/01	\$281,000	1060	0	8	1951	3	9112	N	N	10608 SE 4TH ST
10	814610	0585	11/7/01	\$310,000	1120	0	8	1954	4	7587	N	N	106 110TH AV SE
10	814610	0445	11/15/02	\$295,000	1180	0	8	1954	5	9000	N	N	10915 SE 1ST ST
10	814610	0105	8/15/01	\$300,000	1220	0	8	1954	4	9711	N	N	79 110TH AV SE
10	951410	0075	1/28/02	\$365,000	1270	1270	8	1954	4	8715	N	N	10616 WOODHAVEN LN
10	321070	0260	3/21/02	\$399,900	1340	750	8	1963	4	6300	N	N	11024 SE 10TH ST
10	814610	0275	12/6/02	\$347,500	1340	720	8	1961	4	9568	N	N	431 109TH AV SE
10	814610	0345	2/26/01	\$326,500	1340	760	8	1955	4	7960	N	N	114 109TH AV SE
10	814620	0130	9/23/02	\$319,900	1340	750	8	1963	4	7860	N	N	522 110TH AV SE
10	068200	0251	8/22/01	\$295,000	1340	670	8	1963	4	9112	Y	N	310 105TH AV SE
10	321070	0050	5/23/02	\$352,000	1360	400	8	1968	5	8580	N	N	1012 111TH PL SE
10	814610	0600	2/22/02	\$289,950	1360	0	8	1954	4	8918	N	N	11014 SE 2ND ST
10	814610	0480	8/22/02	\$340,000	1380	810	8	1962	3	7480	N	N	448 109TH AV SE
10	321060	0100	3/22/02	\$315,000	1410	0	8	1961	5	8515	N	N	804 110TH AV SE
10	242510	0035	10/30/02	\$349,500	1410	840	8	1957	5	16724	N	N	1612 109TH AV SE
10	814610	0135	12/19/01	\$290,000	1410	1310	8	1978	3	8044	N	N	222 108TH AV SE
10	065000	0075	7/25/01	\$260,000	1420	0	8	1950	4	9112	N	N	10625 SE 4TH ST
10	242510	0100	6/13/01	\$325,000	1420	460	8	1975	3	10800	N	N	1614 108TH AV SE
10	814610	0240	4/10/02	\$342,000	1440	790	8	1966	5	13395	N	N	609 109TH AV SE
10	814610	0755	10/11/02	\$316,000	1450	780	8	1961	4	9120	N	N	10903 SE 3RD ST
10	666400	0110	6/4/01	\$343,000	1480	1420	8	1976	3	16416	N	N	10935 SE 23RD ST
10	814610	0155	8/16/01	\$299,000	1490	480	8	1977	3	10060	N	N	402 108TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	321060	0240	3/27/01	\$312,000	1500	0	8	1959	4	7875	N	N	11015 SE 9TH ST
10	666400	0130	12/13/02	\$357,000	1510	700	8	1976	3	22040	N	N	2228 109TH AV SE
10	221300	0005	4/12/02	\$320,000	1520	300	8	1952	5	11000	N	N	1216 104TH AV SE
10	245000	0115	6/25/01	\$420,000	1550	0	8	1957	4	8113	N	N	3236 109TH AV SE
10	814610	0180	9/11/02	\$399,000	1590	1150	8	1976	5	16646	N	N	606 108TH AV SE
10	321060	0400	8/8/01	\$340,000	1590	900	8	1977	3	8925	N	N	901 110TH AV SE
10	064421	0110	5/23/02	\$448,800	1630	1290	8	1976	4	13811	Y	N	11023 SE 24TH PL
10	234430	0216	8/14/02	\$393,000	1700	670	8	1979	3	8811	N	N	3151 108TH AV SE
10	386040	0095	7/16/02	\$440,000	1730	1630	8	1964	4	20000	N	N	10602 SE 23RD ST
10	064420	0065	12/12/01	\$392,500	1770	850	8	1962	4	11200	N	N	11009 SE 25TH ST
10	052405	9276	7/8/02	\$415,000	1790	0	8	1974	4	15264	N	N	1835 107TH AV SE
10	064420	0055	8/19/02	\$395,000	1810	620	8	1987	3	11200	N	N	2508 111TH AV SE
10	814620	0110	7/30/01	\$345,000	1850	0	8	1966	4	8571	N	N	706 109TH AV SE
10	065000	0005	3/26/01	\$361,000	1880	0	8	1951	4	9112	N	N	10602 SE 4TH ST
10	339440	0040	6/29/02	\$370,000	1910	0	8	1954	4	9754	N	N	11005 SE 31ST ST
10	156160	0015	11/1/02	\$450,000	1950	0	8	1977	4	10065	N	N	10405 SE 24TH PL
10	321070	0080	3/23/01	\$398,880	2010	910	8	1968	4	6615	N	N	1018 111TH PL SE
10	245000	0135	6/27/01	\$575,000	2170	0	8	1997	3	8113	Y	N	3212 109TH AV SE
10	245050	0135	6/25/02	\$650,000	2390	0	8	1954	5	12170	N	N	2830 109TH AV SE
10	386090	0086	7/5/01	\$460,000	2430	0	8	1979	3	12301	N	N	10440 SE 19TH ST
10	245000	0070	3/5/02	\$377,500	2660	0	8	1992	3	8113	Y	N	3245 110TH AV SE
10	052405	9200	9/23/02	\$378,000	3130	0	8	1974	3	8712	N	N	1300 BELLEVUE WY SE
10	052405	9125	4/4/01	\$485,000	2075	0	9	2001	3	9957	N	N	1225 108TH AV SE
10	573960	2130	1/12/01	\$389,250	2130	0	9	1992	3	6000	N	N	1006 106TH AV SE
10	666400	0060	4/4/01	\$559,000	2150	1020	9	1952	5	14258	N	N	2300 109TH AV SE
10	234430	0183	11/19/02	\$550,000	2200	0	9	1988	3	8811	N	N	3215 107TH AV SE
10	052405	9313	11/27/01	\$565,000	2330	0	9	2001	3	10777	N	N	1227 108TH AV SE
10	732490	0060	6/4/02	\$559,000	2400	0	9	2001	3	11110	N	N	1925 109TH AV SE
10	245000	0185	2/20/02	\$510,000	2450	0	9	1990	3	8114	N	N	3117 109TH AV SE
10	245100	0065	6/6/01	\$610,000	2520	0	9	2001	3	8876	N	N	11043 SE 30TH ST
10	573960	2170	9/24/02	\$609,990	2620	0	9	1996	3	6000	N	N	1022 106TH AV SE
10	245100	0070	7/16/01	\$640,000	2770	0	9	2001	3	8879	N	N	11035 SE 30TH ST
10	231140	0190	5/6/02	\$707,500	3000	0	9	2001	3	8100	N	N	1647 106TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 92**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	700010	0623	9/24/01	\$565,000	3080	0	9	2001	3	10029	N	N	11251 SE 30TH ST
10	700010	0480	4/17/02	\$579,500	3090	0	9	2000	3	12152	N	N	11228 SE 30TH ST
10	245050	0035	9/3/02	\$765,000	3360	0	9	2001	3	12170	N	N	2835 110TH AV SE
10	814610	0205	3/18/02	\$750,000	1850	1320	10	2001	3	20660	N	N	630 108TH AV SE
10	339410	0170	4/9/02	\$628,000	2630	0	10	1988	3	9934	N	N	3200 111TH AV SE
10	068655	0070	4/10/02	\$594,000	2630	1030	10	1990	3	11605	N	N	1015 106TH AV SE
10	082405	9186	7/10/01	\$799,950	2830	0	10	2000	3	10018	N	N	3120 107TH PL SE
10	052405	9312	9/17/01	\$700,000	2940	0	10	1998	3	10018	N	N	2214 108TH AV SE
10	052405	9175	6/29/01	\$855,000	3340	0	10	2001	3	10890	N	N	2205 109TH AV SE
10	071100	0140	5/17/01	\$799,950	3420	0	10	2001	3	9587	N	N	10638 SE 20TH ST
10	245000	0325	4/25/02	\$789,950	3450	0	10	2001	3	10142	N	N	3120 108TH AV SE
10	339410	0160	5/23/02	\$685,000	3500	0	10	1989	3	14170	N	N	3208 111TH AV SE
10	082405	9288	2/22/02	\$735,000	3750	0	10	2000	3	13952	Y	N	3234 110TH AV SE
10	245050	0065	6/13/01	\$857,312	3810	0	10	2001	3	12170	N	N	3029 110TH AV SE
10	071100	0105	7/27/01	\$820,000	3990	0	10	2001	3	9574	N	N	10436 SE 20TH ST
10	386040	0030	7/22/02	\$1,000,000	4090	0	10	1999	3	20000	N	N	10475 SE 23RD ST
10	386040	0145	10/17/01	\$1,055,000	3945	0	11	2000	3	20000	N	N	10449 SE 22ND ST
10	386040	0110	10/29/01	\$950,000	4060	0	11	2001	3	20000	N	N	10634 SE 23RD ST

**Improved Sales Removed from this Annual Update Analysis**

**Area 92**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	024900	0135	10/17/02	\$267,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	025000	0035	10/23/01	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	025100	0010	11/5/02	\$303,000	Diagnostic Outlier
6	025100	0040	10/31/01	\$310,000	QUESTIONABLE PER SALES IDENTIFICATION
6	025100	0065	2/8/02	\$285,000	Diagnostic Outlier
6	068500	0220	11/20/01	\$285,000	1031 TRADE
6	126620	0090	1/29/02	\$189,000	Non-Rep
6	202505	9205	6/18/01	\$264,400	Diagnostic Outlier
6	238700	0040	7/16/01	\$346,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	278580	0045	4/16/01	\$334,350	QUESTIONABLE PER SALES IDENTIFICATION
6	278580	0045	1/7/02	\$320,000	QUESTIONABLE PER SALES IDENTIFICATION
6	292505	9176	1/8/02	\$47,595	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	292505	9237	8/25/01	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	292505	9299	11/14/02	\$750,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	325050	0070	6/13/02	\$394,000	QUESTIONABLE PER SALES IDENTIFICATION
6	325050	0106	12/19/02	\$461,000	0 ActivePermitBeforeSale>25K
6	339150	0110	2/7/01	\$103,098	QUIT CLAIM DEED DORRatio
6	339150	0130	1/8/01	\$227,500	Diagnostic Outlier
6	347280	0064	8/24/01	\$17,500	QUIT CLAIM DEED Obsol UnFinArea DORRatio
6	507840	0030	5/15/01	\$315,000	0 %Compl DORRatio
6	507840	0185	6/27/02	\$62,151	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
6	664290	0030	6/21/01	\$255,000	Diagnostic Outlier
6	796390	0100	4/1/02	\$310,000	QUESTIONABLE PER SALES IDENTIFICATION
6	796390	0130	11/20/02	\$537,000	Non-Representative
6	808540	0490	10/15/01	\$290,000	0 %Compl
6	808540	0490	6/6/02	\$655,000	0 %Compl ActivePermitBeforeSale>25K
6	808540	0555	9/27/01	\$1,349,000	0 %Compl ActivePermitBeforeSale>25K
6	953310	0060	5/27/02	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	953310	0160	11/26/02	\$379,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
6	953360	0035	5/11/01	\$200,000	Diagnostic Outlier
7	020100	0210	3/28/01	\$100,000	0 %Compl DORRatio
7	020100	0690	10/1/02	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	042405	9121	2/22/02	\$165,000	Diagnostic Outlier
7	051450	0085	10/10/02	\$73,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND
7	067210	0050	12/6/02	\$1,000,000	PersMH00
7	067210	0050	11/15/02	\$535,000	PersMH00
7	067210	0064	12/6/02	\$880,000	0 %Compl ActivePermitBeforeSale>25K
7	092405	9211	3/27/01	\$269,900	QUESTIONABLE PER SALES IDENTIFICATION
7	102405	9065	1/16/01	\$6,000	0 DORRatio
7	115300	0110	6/15/01	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis**

**Area 92**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	154680	0055	6/28/02	\$179,000	Diagnostic Outlier
7	169360	0040	8/17/01	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR
7	207770	0005	9/12/02	\$54,779	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
7	207770	0046	4/29/02	\$394,500	Diagnostic Outlier
7	233020	0015	8/22/02	\$318,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	247140	0010	4/17/01	\$170,000	PARTIAL INTEREST (103, 102, Etc.) DORRatio
7	247140	0055	2/17/02	\$77,500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
7	247230	0040	10/24/01	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	278500	0251	7/19/01	\$362,500	Relocation
7	282505	9244	9/6/02	\$172,894	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
7	326000	0520	6/18/01	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	326020	0050	3/6/02	\$282,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	330400	0200	7/25/02	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	332500	0050	2/11/02	\$129,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	332505	9109	5/15/01	\$310,500	RELOCATION - SALE BY SERVICE
7	332505	9109	5/15/01	\$310,500	RELOCATION - SALE TO SERVICE
7	332505	9166	4/11/02	\$127,521	EXEMPT FROM EXCISE TAX DORRatio
7	342505	9013	10/15/01	\$1,074	0 DORRatio
7	342505	9034	2/11/02	\$365,000	0 Prevlmp<=10K
7	342505	9057	8/5/02	\$350,000	0 Prevlmp<=10K
7	342505	9251	10/5/01	\$1,185	0 DORRatio
7	342505	9269	10/16/01	\$2,551	0 DORRatio
7	425950	0090	6/11/02	\$250,000	Diagnostic Outlier
7	425950	0090	12/11/02	\$579,000	Non-Representative
7	430520	0160	10/25/01	\$160,000	0 DORRatio
7	610740	0010	9/3/02	\$74,026	QUIT CLAIM DEED; RELATED PARTY, FRIEND
7	610740	0050	3/29/02	\$137,994	QUIT CLAIM DEED; RELATED PARTY, FRIEND
7	620550	0320	10/21/02	\$99,000	0 DORRatio
7	620610	0025	6/24/02	\$232,000	RELOCATION - SALE BY SERVICE
7	737960	0060	3/27/01	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	756000	0060	7/20/01	\$380,000	RELOCATION - SALE BY SERVICE
7	756000	0060	7/20/01	\$380,000	RELOCATION - SALE TO SERVICE
7	756000	0320	12/28/01	\$612,688	STATEMENT TO DOR
7	756000	0320	12/28/01	\$612,688	STATEMENT TO DOR
7	781110	0310	7/16/01	\$138,750	PARTIAL INTEREST (103, 102, Etc.) DORRatio
7	781110	0310	7/16/01	\$69,375	PARTIAL INTEREST (103, 102, Etc.) DORRatio
7	781110	0310	7/16/01	\$69,375	PARTIAL INTEREST (103, 102, Etc.) DORRatio
7	781121	0060	8/17/01	\$297,500	RELOCATION - SALE BY SERVICE
7	781121	0060	8/17/01	\$297,500	RELOCATION - SALE TO SERVICE
7	781122	0080	1/15/02	\$349,000	Diagnostic Outlier

***Improved Sales Removed from this Annual Update Analysis***

**Area 92**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	781122	0420	6/28/02	\$362,000	RELOCATION - SALE BY SERVICE
7	781122	0420	4/5/02	\$362,000	RELOCATION - SALE TO SERVICE
7	781122	0520	8/30/01	\$370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	813470	0030	5/24/02	\$155,000	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY
7	813470	0230	8/29/02	\$397,500	GOVERNMENT AGENCY
7	883890	0126	6/4/01	\$81,709	PARTIAL INTEREST (103, 102, Etc.) DORRatio
7	883890	0191	12/3/02	\$555,000	RELOCATION - SALE BY SERVICE
7	883890	0191	12/3/02	\$555,000	RELOCATION - SALE TO SERVICE
7	888000	0020	10/18/01	\$117,362	QUIT CLAIM DEED; RELATED PARTY, FRIEND
7	933280	0150	2/15/01	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
7	933280	0170	7/20/02	\$144,826	0 DORRatio
7	933280	0200	1/8/02	\$385,000	RELOCATION - SALE BY SERVICE
7	933280	0200	6/27/01	\$421,000	RELOCATION - SALE TO SERVICE
7	933280	0290	5/10/01	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	954210	0110	2/1/02	\$457,000	RELOCATION - SALE BY SERVICE
7	954210	0110	12/31/01	\$457,000	RELOCATION - SALE TO SERVICE
7	954220	0630	11/7/01	\$124,050	RELATED PARTY, FRIEND, OR NEIGHBOR
7	954230	0580	8/9/01	\$349,500	0 Obsol
7	954250	0170	10/22/02	\$142,133	QUIT CLAIM DEED; RELATED PARTY, FRIEND
7	954260	0060	8/22/02	\$406,070	EXEMPT FROM EXCISE TAX
7	954260	0110	12/2/02	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	954270	0080	2/22/02	\$335,950	RELOCATION - SALE BY SERVICE
7	954270	0080	2/4/02	\$335,950	RELOCATION - SALE TO SERVICE
7	954285	0410	1/9/02	\$134,147	RELATED PARTY, FRIEND, OR NEIGHBOR
7	954285	0470	12/17/02	\$29,925	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY
7	954285	0670	3/18/02	\$169,720	QUIT CLAIM DEED; RELATED PARTY, FRIEND
7	956050	0055	6/16/01	\$122,125	0 DORRatio
10	052405	9142	6/24/02	\$358,500	RELOCATION - SALE BY SERVICE
10	052405	9142	6/15/02	\$327,500	RELOCATION - SALE BY SERVICE
10	052405	9172	8/8/02	\$92,723	QUIT CLAIM DEED DORRatio
10	052405	9185	10/1/02	\$689,000	Diagnostic Outlier
10	062760	0060	9/24/01	\$10,000	QUIT CLAIM DEED DORRatio
10	064400	0040	5/6/02	\$296,000	ImpCount
10	064400	0195	9/26/02	\$338,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	064400	0210	6/7/02	\$72,687	QUIT CLAIM DEED; ASSUMPTION OF MORTGAGE
10	071100	0125	7/3/02	\$525,000	RELOCATION - SALE BY SERVICE
10	071100	0125	7/3/02	\$525,000	RELOCATION - SALE TO SERVICE
10	082405	9163	4/9/02	\$351,000	QUIT CLAIM DEED
10	082405	9194	7/23/01	\$300,000	0 %Compl
10	082405	9232	8/22/02	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE
10	082405	9246	5/15/01	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR

***Improved Sales Removed from this Annual Update Analysis***

**Area 92**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
					EXECUTOR
10	105620	0010	10/16/02	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE
10	156160	0125	9/18/01	\$250,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND
10	231140	0006	9/30/02	\$410,000	RELOCATION - SALE BY SERVICE
10	231140	0006	9/30/02	\$432,500	RELOCATION - SALE TO SERVICE
10	231140	0140	7/10/02	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	242570	0042	4/16/01	\$372,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	245000	0210	1/16/01	\$241,879	Diagnostic Outlier
10	245000	0280	8/17/02	\$576,277	0 %Compl ActivePermitBeforeSale>25K
10	245100	0010	6/5/01	\$329,000	0 Obsol
10	321060	0070	8/24/02	\$355,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	321070	0010	12/18/02	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	339410	0150	3/2/01	\$210,000	0 DORRatio
10	386040	0095	10/19/01	\$363,000	EXEMPT FROM EXCISE TAX
10	700010	0479	3/4/02	\$435,000	RELOCATION - SALE BY SERVICE
10	700010	0479	3/1/02	\$435,000	RELOCATION - SALE TO SERVICE
10	700010	0621	9/21/01	\$258,000	Non-Rep

***Vacant Sales Used in this Annual Update Analysis***  
**Area 92**

There were not enough vacant sales to do a separate analysis.

